

Attachment H

**Persons, Organizations, and Public
Agencies that Provided Comments
on the General Plan Update
Draft Zoning Consistency Review**

**ATTACHMENT H: PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES THAT PROVIDED COMMENTS
ON THE GENERAL PLAN UPDATE DRAFT ZONING CONSISTENCY REVIEW**
Public Review Period: April 30, 2010 through June 1, 2010

The following is a listing of the names and addresses of persons, organizations and public agencies that commented during this public review period, along with the staff response.
(Updated 06/21/2010)

Index	NAME	ADDRESS	Response
COUNTY, CITY AND OTHER LOCAL AGENCIES			
1	Yuima Municipal Water District	Lori A. Johnson lori@yuimamwd.com	Change incorporated into staff recommendation
COMMUNITY PLANNING & SPONSOR GROUPS			
2	Borrego Springs Community Sponsor Group	Abby King, Chair P.O. Box 1371 Borrego Springs, CA 92004	Changes incorporated into staff recommendation
3	Crest-Dehesa – Harbison Canyon – Granite Hills Community Planning Group	Wally Riggs, Chair wplanning@aol.com	The Department of Planning and Land Use (DPLU) thanks the Community Planning Group (CPG) for the comments and support of staff recommendations.
4	Descanso Community Planning Group	Michael A. Sterns, Chair P.O. Box 38 Descanso, CA 91916	DPLU thanks the CPG for the comments and support of staff recommendations.
5	Hidden Meadows Community Sponsor Group	Len Coultas, Chair 28628 Mountain Meadow Road Escondido, CA 92026	Opposition to the lot size reductions is noted; however the reductions are consistent with the General Plan land use densities recommended by the Planning Commission on April 16, 2010. Therefore, no changes to the recommendation are proposed.
6	Ramona Community Planning Group	Chris Anderson, Chair 15873 Highway 67 Ramona, CA 92065	DPLU acknowledges the CPG's concerns. However, DPLU is not intentionally making existing businesses legally-non conforming, with the exception of uses within the Federal Emergency Management Agency (FEMA) mapped floodways. DPLU is also reviewing the Land Use designations near San Vicente Road; however, the density applied to this area has been on the General Plan Update Land Use Maps since 2002, and is not under consideration at this hearing.
7	San Diegouito Community Planning Group	Lois Jones Loikaj@earthlink.net	DPLU thanks the CPG for the comments and support of staff recommendations.
8	Valley Center Community Planning Group	Oliver Smith, Chair PO Box 127 Valley Center, CA 92082	DPLU thanks the CPG for the comments and support of staff recommendations.

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Index		NAME		ADDRESS	Response
INDIVIDUALS					
9	Astro Investments, Inc. (Represented by William J. Ward & Associates)	Michele Pai 4330 La Jolla Village Drive, Suite 330 San Diego, CA 92122			DPLU is aware of concerns expressed for the proposed changes to M52 zoning in Spring Valley. M52 is the zone that is consistent with the Limited Impact Industrial land use designation recommended by the Planning Commission on April 16, 2010. Staff has revised its recommendation for the land use designation and zone in response to the June 22, 2010 recommendations from the Spring Valley CPG.
10	Ackermann, Kurt & Carol	ackermom@gmail.com			The letter opposes the General Plan designation of Rural Lands 40 for three properties and the loss of the ability to subdivide the lots. The parcels in question are 6, 8 and 10 acres, and under the existing General Plan are subject to an eight-acre minimum lot size; therefore, are currently not able to be subdivided. Nothing in the General Plan Update will prevent a property owner from building on an existing Legal Lot. The proposal for these properties is to change the zoning from S92: General Rural to A72: General Agriculture; therefore, staff is not recommending any further changes to land use designations.
11	Ashman, Ronald	Crew Engineering and Surveying 5725 Kearny Villa Road, Suite D San Diego, CA 92123			DPLU reviewed this property and proposed project and is under the opinion that the proposed General Plan land use designation and change in minimum lot size would not have an adverse effect on the development project which is currently being processed and is considered consistent with the General Plan land use designations and proposed zoning. Staff will respond to the property owners formally prior to the General Plan going to the Board of Supervisors for consideration. The proposed increase in lot size is due to a policy included in the Bonsall Community Plan that requires the lot size be no smaller than four acres for areas designated Semi-Rural 10 or lower.
12	Berkus, Dan	PH Escondido 70, LLC 4225 Executive Square, Suite 920 La Jolla, CA 92037			In response to the letter, the property in question that was modified by the Montiel Heights GPA, approved in Mar 2006, and the General Plan Land Use alternatives were not changed at that time to reflect the GPA. Attachment G Includes a proposed change to the Land Use Map to correct this mapping error.
13	Berman, Linda	2147 Raymond Avenue Ramona, CA 92065			DPLU notes that this concern pertaining to the proposed land use designation, Village Residential 15. The department has discussed this with the property owners and Community Planning Group, and is planning on a specific response prior to consideration of the General Plan Update at the Board of Supervisors.
14	Brown, William & Susan	suzieqb@attglobal.net			DPLU has revised its zoning recommendation for the Pine Valley Condominiums to C34 Residential / General Commercial.

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15	Button, Gus D.	13012 Highway 94 Jamul, CA 91935	In response to this comment, and comments from the Jamul – Dulzura Community Planning Group the proposed zoning was revised. The letter references properties in two locations along Palm Canyon Drive in Borrego Springs.
16	Caldwell, Milt	P.O. Box 876 Borrego Springs, CA 92004	<ul style="list-style-type: none"> APN: 141-384-33 & 34 – currently C42: Visitor Serving Commercial is not slated to have a zoning change from C42, but is proposed to have a General Plan land use change from Visitor Serving Commercial to C-5 Rural Commercial. The staff recommendation did not change for this property. APN: 198-010-08-00 – Property is currently designated as Residential Commercial and 10.9 dwelling units per acre. The proposal is to as apply a C42, Visitor Serving Commercial zone, along with the Planning Commission recommended C-4: Rural Commercial designation. The initial recommendation for this area was C40: Rural Commercial, which does not allow for as many tourist-based uses by-right as C42 will.
17	Carroll, Bob	babc@ddisposal.com	DPLU is aware of concerns expressed for the proposed changes to M52 zoning in Spring Valley. M52 is the zone that is consistent with the Limited Impact Industrial land use designation recommended by the Planning Commission on April 16, 2010. Staff has revised its recommendation for the land use designation and zone in response to the June 22, 2010 recommendations from the Spring Valley CPG.
18	Crissman, George	2386 Primrose Avenue Vista, CA 92083	In response to concerns from residents near the Buena Creek Sprinter Station, staff has included the addition of a "P" Special Area Designator in the areas designated 15 dwelling units per acre and higher. This designator would require a Planned Residential Development, pursuant to a Major Use Permit to encourage a coordinated plan prior to any residential development. A "B" Special Area Designator was also applied to require a site plan for development.
19	Egge, Stewart & Janis	1964 Anna Lane Vista, CA 92083	In response to concerns from residents near the Buena Creek Sprinter Station, staff has included the addition of a "P" Special Area Designator in the areas designated 15 dwelling units per acre and higher. This designator would require a Planned Residential Development, pursuant to a Major Use Permit to encourage a coordinated plan prior to any residential development. A "B" Special Area Designator was also applied to require a site plan for development.

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20	Engelke, Jim	587 Palm Canyon Drive, Suite 223 P.O. Box 507 Borrego Springs, CA 92004	In light of the request from Mr. Engelke, the building type in the area has been revised to "I", to allow for more flexible building types in the area in question.
21	Friestedt, Jeffrey	328 Bellaire Street Del Mar, CA 92014	The proposed General Plan designation is Semi-Rural 10, which is not consistent with the C42: Visitor Serving Commercial that is predominantly for tourist oriented facilities and accessory uses.
22	Greco, Jeff et al (Sun and Shadows Homeowners Association)	jeff.greco@me.com	In response to the two letters from the Sun and Shadows Homeowners Associations, they and the adjacent properties are not proposed to be rezoned from the existing RC: Residential Commercial Use Regulation.
23	Hodges, Robert	robertdhodges@yahoo.com	DPLU is aware of concerns expressed for the proposed changes to M52 zoning in Spring Valley; M52 is the zone that is consistent with the Limited Industrial Land Use designation that was recommended by the Planning Commission on April 16, 2010. Staff has since revised its recommendation for the land use designation and zone in response to the June 22, 2010 recommendations from the Spring Valley CPG. The County acknowledges that this is contrary to this letter supporting the change, and that many of the existing concerns of the property owners can be solved using the CC&Rs and property owners association.
24	Jackson, Jackie & Rosalina	1036 Gillespie Drive Spring Valley, CA 91977	Since this letter was submitted, staff has discussed the situation with Ms. Jackson and explained the proposal for her property to modify the amount of General Commercial from approximately 20,000 square feet to 10,000 square feet. The property owner and existing operations would not be adversely affected by this designation change.
25	Jimenez, Sandra	5453 S. 3400 West Roy, UT 84067	DPLU thanks Ms. Jimenez for her support of staff recommendations pertaining to zoning change in Santa Ysabel (North Mountain).
26	Kahn, Steve	Stevenkahn27@gmail.com	The letter opposes the proposed reduction in the residential density for a C36: General Commercial from 40 to 7.3 dwelling units per acre. The staff recommendation remains unchanged; however upon further review, the existing mixed use developments in the area appear to be at densities of 15 – 20 units per acre. A density of 40 dwelling units per acre is unattainable in the C36 zone, which requires residential uses to be accessory to a commercial use. The Valle de Oro CPG supports the change to 7.3 units per acre.

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Index	NAME	ADDRESS	Response
27	Kluge, Robert	rkluge1@cox.net	The letter opposes the proposed reduction in the residential density for a C36: General Commercial from 40 to 7.3 dwelling units per acre. The staff recommendation remains unchanged; however upon further review, the existing mixed use developments in the area appear to be at densities of 15 – 20 units per acre. A density of 40 dwelling units per acre is unattainable in the C36 zone, which requires residential uses to be accessory to a commercial use. The Valle de Oro CPG supports the change to 7.3 units per acre.
28	Kosmas Family Trust	1831 Fourth Avenue, Suite B San Diego, CA 92101	The letter implies that the proposed zone change from S87: Limited Control to RU: Urban Residential will negatively affect the post office currently operating on the property; however, a post office is allowed under both zones with a Major Use Permit. If the post office does not have a Major Use Permit it would continue to be allowed as a Legally Non-confirming Use, as it would be operating today. There has not been opposition sent to the County from any of the businesses mentioned, who would still be allowed to operate under the legally non-confirming regulations (Zoning Ordinance Section 6850).
29	Kroesche, Eric D.	Five K General Partnership 57 The Point Coronado, CA 92118	This comment letter is in regard to the General Plan designation, endorsed on April 16, 2010, not the proposed zone change from S92: General Rural to A70: Limited Agriculture. Nothing in the General Plan Update would affect a property owner's ability to build on a legal lot.
30	Kroesche, Eric D.	S & K Land and Cattle Co. LLC 57 The Point Coronado, CA 92118	This comment letter is in regard to the General Plan designation, endorsed on April 16, 2010, not the proposed zone change from S92: General Rural to A70: Limited Agriculture. Nothing in the General Plan Update would affect a property owner's ability to build on a legal lot.
31	Legend Smelthing & Recycling, Inc. (Represented by Prairie Schwartz Heidel, LLP)	William Schwartz 401 B Street, Suite 2400 San Diego, CA 92101	DPLU is aware of concerns expressed for the proposed changes to M52 zoning in Spring Valley. M52 is the zone that is consistent with the Limited Impact Industrial land use designation recommended by the Planning Commission on April 16, 2010. Staff has revised its recommendation for the land use designation and zone in response to the June 22, 2010 recommendations from the Spring Valley CPG.
32	Leochner, Larry	P.O. Box 1049 Clark, CO 80428	The letter is in opposition to the proposal, which appears to be the General Plan designation recommended by the Planning Commission on April 16, 2010. The proposal included in this staff report is for the zoning use regulation to change the zoning from S92: General Rural to A72: General Agriculture. Therefore, no changes to the land use designation are recommended as a result of this letter.

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33	Maly, Joshua	110 Calle Quinn Vista, CA 92083	In response to concerns from residents near the Buena Creek Sprinter Station, staff has included the addition of a "P" Special Area Designator in the areas designated 15 dwelling units per acre and higher. This designator would require a Planned Residential Development, pursuant to a Major Use Permit to encourage a coordinated plan prior to any residential development. A "B" Special Area Designator was also applied to require a site plan for development. Attached is a response letter from DPLU to the commenter.
34	NNP-Stonegate Merriam Mountains, LLC (Represented by Allen Matkins Leck Gamble Mallory & Natsis LLP)	Jeffrey Chine 501 West Broadway, 15th floor San Diego, CA 92101	DPLU thanks the commenter for their support of the densities recommended by the Planning Commission on April 16, 2010, and the associated proposed zoning near the Buena Creek Sprinter Station.
35	Olson, Maureen	dwelsh@verticalinfill.com	DPLU disagrees that the General Commercial recommendation for this property included a residential component. Staff does not recommend that the C34: Residential / General Commercial zone is appropriate or necessary for the site because of historical opposition from the CPG to that zone due to previous residential developments resulting from the C34 and C31: Residential / Office Professional zones.
36	Powell, Steve	P.O. Box 823 Ramona, CA 92065	In response to this request and in consideration with the Borrego Springs Community Sponsor Group correspondence, the proposed zoning has been revised to a combination of C36 and C40.
37	Ries, Roger	American Legion Post 853 4515 Borrego Springs Road P.O. Box 2653 Borrego Springs, CA 92004	The comment has been noted; however the recommendation remains unchanged. The referenced parcel's General Plan designation matches the rest of the development, and the proposal is to change the Use Regulation from Single Family Residential to Variable Family Residential and retain the minimum lot size, which is the same as the rest of the development. Other items, such as open space easements on the property would be addressed as project specific items.
38	Sowers, John	Lakeside Hills HOA P.O. Box 1883 Lakeside, CA 92040	

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43	Yale, Judith	1418 North Lake Shore Drive Chicago, IL 60610	The proposed General Plan designation is Semi-Rural 10, which was first established at hearings in 2005 and recommended for approval by the Planning Commission on April 16, 2010. SR-10 is not consistent with the M52: Limited Impact Industrial land use designation that is currently applied to the vacant properties. The proposal is to change the use regulation to RR: Rural Residential to be consistent with the SR-10 designation.
44	West Coast Iron (to Spring Valley CPG)	Don Detish	DPLU is aware of concerns expressed for the proposed changes to M52 zoning in Spring Valley. M52 is the zone that is consistent with the Limited Impact Industrial land use designation recommended by the Planning Commission on April 16, 2010. Staff has revised its recommendation for the land use designation and zone in response to the June 22, 2010 recommendations from the Spring Valley CPG.
45	Wilson, C.W. (represented by Edward Benito)	Edward Benito	DPLU is aware of concerns expressed for the proposed changes to M52 zoning in Spring Valley. M52 is the zone that is consistent with the Limited Impact Industrial land use designation recommended by the Planning Commission on April 16, 2010. Staff has revised its recommendation for the land use designation and zone in response to the June 22, 2010 recommendations from the Spring Valley CPG.

From: Lori [mailto:lori@yuimamwd.com]
Sent: Monday, May 10, 2010 9:23 AM
To: Stiehl, Carl
Subject: Fw: APN 132-270-41-00

Hi Carl:

Per our phone conversation today, the Yuima Municipal Water District boundary adjusted with private property owner Daren House in 2001. There was 4.40 acres of our District watershed designated as Open Space Conservation lands that was boundary adjusted to Mr. House as rural agricultural lands A-70. Property owner House received a *Notice of Proposed Property Changes* stating the county proposes to change the 4.40 acre parcel, currently planted in avocados, to S80 zoning. As we discussed this should be consistent with his adjoining parcel #132-280-30 zoning of A-70.

Please review and confirm your concurrence with this.

Thank you for your anticipated assistance in this matter.

Lori A. Johnson
Director of Finance
Yuima Municipal Water District
(760) 742-3704
cell (760) 802-2692
(760) 742-2069 fax
lori@yuimamwd.com

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BORREGO SPRINGS COMMUNITY SPONSOR GROUP
P. O. 1371
Borrego Springs, CA 92004

May 30, 2010

Devon Muto, Chief
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

RE: General Plan Update Zoning Consistency Review

We have made a sizeable investment in determining, organizing, and expressing the will of the community for the future of Borrego Springs through our Desert Area Initiative and Community Plan. Our comments below address the fact that some of the changes proposed in your consistency review are at odds with the will and vision of the Desert Area Initiative and the Borrego Springs Community Plan.

Item 3Z in Table A:

Proposed change 3Z does not adequately prevent the possibility of future “strip/sprawl” stand-alone commercial development along Palm Canyon Drive West, which would undercut the intent of the Community Plan, and should be further studied to fully understand what uses the proposed C-40 use designator would permit for this important stretch of Palm Canyon Drive, and whether it is consistent with the Plan. The Zoning Use Matrix shows a very broad range of permitted uses under C-40, making it a “catch-all” commercial category, which would be inconsistent with the Community Plan and community wishes.

Since so much of this area is already dedicated to visitor services (lodging, RV, tennis, horse-riding, etc.) it may be better to choose something like C-42, Visitor-Serving Commercial to apply to the not-yet-developed parcels in 3Z. This would also support the Community Plan goal of strengthening the village core while also preserving the visitor appeal of this important entry route into the village.

Item 4Z on Table A:

One key principle expressed in the Community Plan is to prevent hilltop development, so as to preserve the visual experience of natural ridgelines in our area. Proposed changes 4Z/1L together encourage high-density clustered development and possible ridgeline development, as well as new access roads off Montezuma Grade and possibly in the Sun and Shadows / Church Lane area. A key principle expressed in the Community Plan is that all new development (aside from the construction of single-family homes on existing parcels) should be encouraged only on previously-disturbed lands, to preserve undisturbed desert native creosote-scrub habitat to

the greatest extent possible. A number of the proposed changes, 4Z, 1L, and 2L appear to encourage high-density development on what are now undeveloped parcels of undisturbed native desert scrub creosote habitat directly visible from our town center. Such development would fundamentally alter the character of downtown Borrego Springs and detract from the feeling of a village, replacing it with an “anywhere suburbia” feeling. This is exactly the type of land the Plan wants to direct development away from. We already have plenty of potential residential dwelling sites on our abandoned farmlands and other previously-disturbed lands.

We suggest that, rather than increasing allowable density in these areas, it should be substantially *decreased* so as to preserve the small-scale village character of the affected areas of the community while still allowing appropriate low-density residential development.

Item 10Z on Table A:

The Community Plan specifically calls for encouraging residential development *away* from the airport, not closer to it. The Plan suggests the airport area as the desired site for future light industrial and non-retail businesses (Stirrup Road is already fully developed for these uses), especially on previously-disturbed lands. The proposed change would increase the possibility of residential dwelling units across the street from the airport.

We recommend that the commercial and light industrial uses permitted under existing zoning be thoughtfully reviewed and allowed to remain in place south of Palm Canyon Drive across from the county airport.

Item 3L on Table B:

The Community Plan calls for new development to be close to downtown with the exception of the already disturbed lands in the north end of the valley. The proposed change on 3L appears to encourage high-density development far from the town center on undisturbed desert lands. We recommend that the density on this property be no greater than that proposed in 1L at 1 acre as increased density changes are inconsistent with the desire to focus development in the village core as recommended in our Community Plan.

I have had many comments from members of the public expressing their concern about the potential rezoning of their properties and a few comments in writing that are attached here for the record.

Sincerely,

Abby King, Chair
Springs Community Sponsor Group

Borrego

From: Wrplanning@aol.com [mailto:Wrplanning@aol.com]
Sent: Wednesday, May 12, 2010 11:40 AM
To: Stiehl, Carl
Subject: Cresr-Dehesa Zoning Consistency Review

Hi Carl,

The Crest-Dehesa et al planning group reviewed the Draft Zoning Consistency Maps for the Crest-Dehesa plan area at the meeting of May 10, 2010.

We found no inconsistencies in the areas marked for review.
Thank you for the opportunity to review the maps.

Regards,

Wally Riggs, chairman
Crest-Dehes Planning Group

Descanso Planning Group

PO Box 38

Descanso, CA 91916

To: Department of Planning and Land Use

Devon Muto, Carl Stiehl, Eric Lardy

From: Descanso Planning Group

Date: May 22, 2010

Re: **General Plan Update Zoning Consistency Review Descanso Planning Group's Comments**

The Descanso Planning Group (DPG) reviewed the General Plan Update Zoning Consistency Review at the regular May 20, 2010 meeting and approved a motion to agree with staff recommendations as follows:

Zoning and/or minimum lot size changes: SW corner HWY 79/Viejas (Quonset hut) and E of Riverside/Viejas Grade (Grampa's Nursery) both from A70 to C40 use reg. (rural commercial); S of Viejas (portion of Merigan Ranch) from A70 to use reg. RR (SR-1) with minimum lot size from 2 acre to 1 acre and N of Viejas designated VR-2 with minimum lot size from 2 acre to .5 acre.

Thank you for adjusting the preliminary recommendation as we suggested.

Michael A. Sterns, Chair
619-659-3801

Hidden Meadows Community Sponsor Group
28628 Mountain Meadow Road
Escondido, CA 92026

May 28, 2010
Carl Stiehl
Planner, Department of Planning and Land Use
Carl.Stiehl@sdcounty.ca.gov

Dear Mr. Stiehl,

As requested by Mr. Muto in his cover letter regarding the General Plan Update Zoning Review, our Sponsor Group is responding with our comments. Since our first possible Sponsor Group meeting after receiving the material was last night, May 27, 2010, and your deadline for comments is one day later, we are delivering them via email only and would appreciate your reply to confirm receipt.

Referring to your letter and Zoning Consistency map A, we found that areas 1Z and 4Z were appropriate changes. We do, however, strongly oppose the changes to lots 2Z and 3Z and recommend that the zoning be left as it is, single family residential. This area is the gateway to the Meadows and the single most visible location, and high density building is totally inappropriate here.

In addition, we oppose any reduction in lot size requirements as reflected in the Zoning Consistency map B and Table B. This is a rural area and we are not seeking higher density. Particularly egregious is area 4L in reducing the lot size from 10 acres to 6,000 Sq. Ft.

These comments reflect the unanimous vote of our Sponsor Group. We will provide a copy of our minutes on request.

Sincerely,



Len Coultas, Chair

Cc Hidden Meadows Community Sponsor Group members
Cc Devon.Moto@sdcounty.ca.gov



RAMONA COMMUNITY PLANNING GROUP

15873 HWY 67, RAMONA, CALIFORNIA 92065

Phone: (760)803-2001

May 28, 2010

Devon Muto, Chief
Advance Planning
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

RE: GP UPDATE DRAFT ZONING CONSISTENCY REVIEW MAPS AND COVER LETTER

The Ramona Community Planning Group (RCPG) reviewed the GP Update Draft Zoning Consistency Review maps dated April, 2010, and the cover letter dated April 28, 2010, at the meeting May 6, 2010.

Concerning the cover letter, the RCPG made the following motion:

MOTION: THE RCPG IS NOT IN AGREEMENT WITH THE STATEMENT FROM THE LETTER DATED APRIL 28, 2010, FROM DPLU REGARDING GP UPDATE ZONING CONSISTENCY REVIEW, PARAGRAPH 4,

“ALTHOUGH NOT COMMON, SOME PARCELS WITH EXISTING USES THAT ARE LEGAL AND ARE CURRENTLY IN CONFORMANCE WITH EXISTING ZONING REGULATIONS MAY NOT BE IN CONFORMANCE WITH SOME NEW ZONING REGULATIONS DUE TO THE CHANGES BEING PROPOSED UNDER THE GP UPDATE. IN SUCH CASES, THE USE WOULD BE CONSIDERED LEGAL NON-CONFORMING AND WILL CONTINUE TO BE ALLOWED IN ACCORDANCE WITH THE LEGAL NON-CONFORMING REGULATIONS IN THE ZONING ORDINANCE,”

BECAUSE IT IS IN CONFLICT WITH THE INTENT OF OUR MOTIONS OF MARCH 4, 2010, TO NOT REQUIRE ADDITIONAL CONDITIONAL NON-CONFORMING PERMITTING PROCESSES ON THESE LANDS.

The Motion **passed 13-0-0-0-2**, with 2 members absent.

Concerning the maps, the RCPG noticed a change that had occurred at some point between 2002 and the current maps. Lands that had been designated to be 1 dwelling unit per 4 acres are now

GP Update

May 28, 2010

shown as 1 dwelling unit per 10 acres. These lands are to the east and west of San Vicente Road and south of Hanson Lane. A map is attached to show how it was voted on in September 13, 2002, and the motion describing the action is also attached. The motion from May 6, 2010 is as follows:

MOTION: TO REITERATE AND SUPPORT INCORPORATING LANDS TO BE 1 DWELLING UNIT PER 4 ACRES (RS-4) RATHER THAN 1 DWELLING UNIT PER 10 ACRES (SR-10) FOR PROPERTIES ROUGHLY TO THE EAST OF THE RAMONA STREET ALIGNMENT, AND FOR THE RS-4 DESIGNATION TO DROP 2 PROPERTIES TO THE SOUTH AND CONTINUE EAST AS SHOWN ON THE ATTACHMENTS FROM SEPTEMBER 13, 2002.

The Motion **passed 11-0-1-1-2**, with 1 member abstaining, 1 member stepping down, and 2 members absent.

Sincerely,

Kristi Mansolf, Secretary

for CHRIS ANDERSON, Chair
Ramona Community Planning Group

Attachments (2)

Lardy, Eric

From: Lois Jones [Loikaj@earthlink.net]
Sent: Thursday, June 10, 2010 5:38 PM
To: Lardy, Eric
Subject: RE:
Attachments: Untitled Attachment

Hi Eric!

I forgot to send you the response from SDPG on the consistency review maps. We did not find anything more to comment on, other than those same issues we've already discussed – in particular in Harmony Grove, and it's my understanding you received comment from the EF/HG Town Council on the issues of concern.

The Planning Group had no further comments to the maps.

Sorry for the delayed response, but I am guessing you'd like some response for your files.

Regards,
Lois

-----Original Message-----

From: Richard Rudolf [mailto:richrudolf@sbcglobal.net]

Sent: Tuesday, June 29, 2010 8:36 AM

To: Wong, Jimmy; Citrano, Robert; Stiehl, Carl

Cc: Oliver Smith; Deb Hofer; James Chagala; Sandy Smith

Subject: Consistency Zoning VC

Last night the VCCPG approved the GPU Subcommittee Report and Recommendations regarding Consistency Zoning in VC, 12-0-0.

They also approved a motion requesting the county to work with the 3 floodway parcel owners (now represented by attorney Ken Lounsbury) to provide Due Process regarding the General Plan Land Use designation change from Industrial to SR-2, resulting in zone change from M-54 to RR, 11-0-1 (Rudolf Abstaining).

They also failed to pass a motion supporting the Jim Chagala request to change the C-34 to C-36 on the Weston North Village property, 4-6-2 (Bachman and Rudolf Abstaining—Secretary Hofer has the correct language for all the Motions and the votes). The latter vote was (as will be explained more fully in the MInutes) mainly for lack of process and time.

If you need more than this to work on your report for the 7/9 PC meeting, please contact Secretary Hofer directly.

Richard Rudolf
Chairperson VCCPG GPU Committee
richrudolf@sbcglobal.net
760-749-0662

LAW OFFICES OF
WILLIAM J. WARD & ASSOCIATES

ATTORNEYS AT LAW
THE PLAZA LA JOLLA VILLAGE
4330 LA JOLLA VILLAGE DRIVE, SUITE 330
SAN DIEGO, CALIFORNIA 92122-6203
TELEPHONE (858) 453-5033
FACSIMILE (858) 453-0876

May 20, 2010

VIA U.S. MAIL AND EMAIL

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1668

Spring Valley Community Planning Group & Design Review Board
P.O. Box 1637
Spring Valley, CA 91977-1637

**Re: The General Plan Update and proposed property changes for
APN 578-200-50-00**

To Whom It May Concern:

This office represents Astro Investments Inc., the property owner of the above-referenced parcel and West Coast Iron, the lessee of the same parcel. Our clients oppose the proposed property changes which are outlined in the Notice of Proposed Property Changes dated May 4, 2010. My clients operate a business on the property manufacturing structural steel, which is an industrial operation performed in an unenclosed area. The operations cannot be performed in an enclosed structure. My clients have operated this business for more than 30 years on this same parcel and gainfully employs over 50 persons for this business.

The changes proposed could completely prevent the manufacturing of structural steel and force the business to close. Specifically, the proposed changes of the land use designation and zoning use regulation for the above-referenced parcel would mandate that only light industrial operations may be performed on the land and all operations would have to be performed within enclosed buildings. Structural steel cannot be created in this fashion and requires a substantial amount of land for manufacturing outdoors. A new property, of the right size and with the proper zoning regulations which allow this type of manufacturing would be extremely difficult to locate and purchase, if not impossible. Consequently, the Department of Planning and Land Use's General Plan Update and proposed property changes to the above-referenced parcel would mandate the dismantling of the business currently operating on the property, cause the loss of numerous jobs, and constitute a taking of my clients' property and business interests.

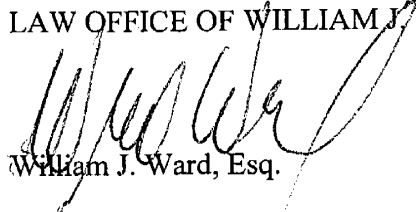
LAW OFFICES OF
WILLIAM J. WARD & ASSOCIATES

County of San Diego
Spring Valley Community Planning Group
May 20, 2010
Page two (2)

Therefore, my clients must oppose these changes and request that this issue be included in the Spring Valley Community Planning Group & Design Review Board's comments to the Department of Planning and Land Use which will be submitted on May 29, 2010. Further, we request that the General Plan Update not be passed in its current state, and if said changes do go forward, that my client's existing business be exempted from the new regulations and allowed to continue their operations in the same fashion as they have been for the past 30 years. Please contact my office at your earliest convenience to discuss these issues.

Very Truly Yours,

LAW OFFICE OF WILLIAM J. WARD & ASSOCIATES



William J. Ward, Esq.

cc: Astro Investments, Inc.

Wong, Jimmy

From: Josie Ackermann [ackermom@gmail.com]
Sent: Wednesday, June 02, 2010 12:41 PM
To: DPLU, gupdate
Subject: Concerning Proposed Property Changes

To Whom It May Concern:

We object to the changes being proposed regarding changing Land Use Designation and Use Regulation, specifically to our three parcels, and to our neighborhood in general. We object to being restricted to only 1 dwelling per 40 acres, up from 1 dwelling per 4, 8, or 20 acres depending on slopes. Many people, including us, would like to build homes on our properties for our grown children or grandchildren. This new regulation would be a major invasion of our property use rights and our original intentions of purchasing our rural properties. Please take into consideration our lifelong dreams and plans before restricting our rights and invading our personal lives. We appreciate your thoughtful consideration. Thank you,

Kurt and Carol Ackermann

Property Assessor Parcel Numbers: 240-141-39-00, 240-141-38-00, and 240-141-16-00.

**CREW ENGINEERING
AND SURVEYING**
5725 KEARNY VILLA ROAD, SUITE D
SAN DIEGO, CALIFORNIA 92123
(858) 571-0555
Fax (858) 571-0562

May 28, 2010

County of San Diego
Department of Planning and
Land Use
5201 Ruffin Road, Suite B
San Diego, CA. 92123

Attn.: Eric Lardee, GPU Planner

Ref.: T.P.M. 21150/ Env, Log No. 91-02087A, Yuan Family Trust Lot Split, Old River
Road, Bonsall area, A.P.N. 126-120-35-00 (J.N. 1354)

Eric,

This writing is memorialize our recent discussion regarding the above referenced parcel and to request, on behalf of the owner, an exemption from the proposed plan and zone change recently noticed to the property owner.

As we discussed we have been processing a tentative parcel map application with the property owner for some time now. It appears that although your group communicates generally with the regulatory planning division no specific communication has been had regarding this site and the input and direction which has been accumulating from the application and pre application efforts and our own forward planning efforts with the project biologist. During our recent phone conference you indicated that you would check on the project specifics with our project planner Don Kraft (originally it was Heather Kwaitkowski). Please check with Valerie Walsh and Ashley Gungle as they were involved with our batching meeting and pre submittal meetings with DFG and DFW.

We do not have an overall density issue, however due to wildlife agency direction and input, the center assessors parcel should have its designation switched with the Westerly assessors parcel to be consistent with the direction the application was sent.

We would be happy to meet with you to review the application documents at your earliest convenience. We will endeavor to follow up with the local community planning group for their input. Unfortunately the notice sent to the owner in Florida was dated 5-4-10 which was the day before their most recent meeting so we did not have a reasonable amount of time to attempt to have them agendize and consider this site individually.

May 28, 2010
continued
(J.N. 1354)

If you need anything else or if you have questions ,please contact me directly.

Respectfully Submitted,
Crew Engineering and Surveying

A handwritten signature in cursive script, appearing to read "Ron Ashman".

Ronald C. Ashman
Civil Engineer/ Land Surveyor

May 09 10 02:21p YUAN



County of San Diego
Department of Planning and Land Use
 5201 Ruffin Road, Suite B
 San Diego, CA 92123-1658
 Information: (858) 694-2488
<http://www.sdcountry.ca.gov/dplu/update/index.html>

Notice of Proposed Property Changes

May 4, 2010

YUAN FAMILY L L C

3632 NELSONS WALK
 NAPLES FL, 34102

Property Assessor Parcel Number

126-120-35-00

The General Plan Update is proposing the following changes to the property identified above. If a zoning regulation category is not included, then no changes are being proposed at this time.

Proposed Property Changes		
Type	Current	Proposed
General Plan		
Land Use Designation	17-ER	SR-10
Zoning		
Use Regulation	RFL5	RR
Lot Size	2/AC	4AC
Building Type ²	C	C
Special Area Regulation ³		
Notes: 1 - Number indicates required net lot area in square feet unless acres (ac) are specified. 2 - Building Type Schedule designator; refer to: http://www.sdcountry.ca.gov/dplu/docs/444.pdf 3 - Consult Sections 5000 to 5984 of Zoning Ordinance for further details: http://www.sdcountry.ca.gov/dplu/zoning/index.html		
Description of Designation/Regulation Codes		
Current General Plan and Zoning		
GP Designation	17-ER	Estate Residential: 1 dwelling unit per 2, 4 acres (slope dependent)
Zoning Use Regulation	RR.5	Rural Residential: Family Residential uses permitted with Group Residential, limited packing and processing, and other uses allow by Use Permit.
Proposed General Plan Update		
GP Designation	SR-10	Semi-Rural 10: 1 dwelling unit per 10 or 20 acres (slope dependent)
Zoning Use Regulation	RR	Rural Residential: Family Residential uses permitted with Group Residential, limited packing and processing, and other uses allow by Use Permit.

Address any comments or questions to:
 858-694-2488 or spupdate.DPLU@sdcounty.ca.gov
 Provide Assessor Parcel Number with all correspondence.

See back of this page for Frequently Asked Questions

FREQUENTLY ASKED QUESTIONS***Why am I receiving this notice?***

This letter is to inform you that the County of San Diego's General Plan (GP) Update may result in a change of land use designation and/or zoning for your property located in the unincorporated portion of San Diego County. A zoning consistency review is being accomplished as part of the General Plan Update to ensure the zoning of a property is consistent with the General Plan after its adoption.

What is the General Plan Update?

A comprehensive update of the General Plan for the unincorporated areas in San Diego County was begun by the County Department of Planning and Land Use (DPLU) in 1999 and is in its final stage moving toward adoption. On April 16, 2010, the County Planning Commission endorsed the land use map that is bringing about the change to your property. This land use plan, along with the other components of the GP Update, is scheduled to go to the County Board of Supervisors for adoption in fall 2010. The land use map endorsed by the Planning Commission on April 16th is available on the County web site at:

http://www.sdcountry.ca.gov/dplu/gpupdate/pc_nov09.htm

Where can I get additional information on the General Plan Update?

Additional information on the GP Update is available:

- On the County Web site at: <http://www.sdcountry.ca.gov/dplu/gpupdate/index.html>.
- Through e-mail at: gpupdate.DPLU@sdcounty.ca.gov.
- By phoning Department of Planning and Land Use staff members at 358-694-2488.

Hard copies of all documents are available for purchase at the Department of Planning and Land Use Project Processing Counter located at:

5201 Ruffin Road, Suite B
San Diego, CA 92123-1658

Why was my particular property changed?

Most likely, a property change has occurred to fulfill the guiding principles and objectives of the General Plan Update, which are to improve the County's current General Plan by balancing growth with the need to limit traffic congestion, protect the environment and reduce the need to expand infrastructure and essential services. The Update would accomplish that in part by redistributing 20 percent of future growth to western unincorporated communities with established infrastructure such as roads, fire protection and sewer services. These changes were coordinated through an extensive public outreach process that took place over the past 10 years and involved numerous community planning and sponsor group meetings and Planning Commission and Board of Supervisor hearings.

How can I show my support / objections to the proposed changes?

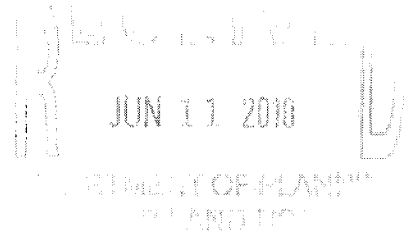
1. Contact your community planning or sponsor group (if available) as they are being asked to provide comments to the Department of Planning and Land Use (DPLU) by May 29th. Information on planning and sponsor groups is available on the County Web site at: <http://www.sdcountry.ca.gov/dplu/CommunityGroups.htm>
2. Contact DPLU staff members at 358-694-2488 or gpupdate.DPLU@sdcounty.ca.gov
3. A County Planning Commission hearing to address these property changes has been tentatively scheduled for July 9, 2010 at the DPLU offices in Suite B on Ruffin Road. The public is welcome to attend this hearing and give public testimony or send a letter to the Planning Commission prior to this hearing. To receive notification for this and other GP Update hearings and meetings, contact 358-694-2488 or sign up through the web site at the link below.
<http://www.sdcountry.ca.gov/dplu/gpupdate/contact.html>

PH Escondido 70, LLC

4225 Executive Square Suite 920, La Jolla California 92037

June 8, 2010

Honorable Chairwoman Pam Slater-Price and Members of the Board
County Board of Supervisors
San Diego County Administration Center
1600 Pacific Highway, Room 335
San Diego, CA 92101



**RE: COMMENTS ON DRAFT SAN DIEGO COUNTY GENERAL PLAN UPDATE
TM5382 (APN NO. 228-171-20)**

Dear Honorable Chairwoman Pam Slater-Price and Members of the Board:

On behalf of Paragon Management Company, LLC, please accept the following comments on the County's Draft General Plan Update (GPU).

We are the owners of a piece of property located at 1310 Montiel Road (APN No. 228-171-20), for which we have an approved Tentative Map (TM5382).

Under the current General Plan, the subject property is designated for "(8) Residential, 14.5 dwelling units per gross acre." However, the draft land use map provided on the County's web site indicates this designation would be changed to "Village Density Residential, 7.3 dwelling units per acre" with approval of the GPU. The proposed change to the land use designation for the property would effectively result in a reduction in allowable density by nearly 50% and cause our approved Tentative Map to be inconsistent with the updated General Plan. Our approved TM5382 was subjected to a full environmental analysis pursuant to CEQA, which determined that the density allocated to the site by the TM (14.0 dwelling units per gross acre) would not result in substantial impacts to the environment or surrounding community.

While we recognize that the most appropriate time to raise issues over the site's proposed land use change was during Planning Commission hearings on the GPU, we were not afforded such an opportunity as we only recently acquired TM5382 from the previous land owner in early 2010. Unfortunately, the previous land owner was not following the GPU process and was unaware of the site's proposed designation, and therefore did not provide comments during the Planning Commission hearings. However, we believe that our preferred land use designation should be supported by County staff, given the County's prior approval of TM5382, and would request that the Board of Supervisors make the revision to the designation of this parcel as part of its hearings on the GPU.

To reiterate, we respectfully request that the Board apply the "(VR-15) Village Residential, 15 units per gross acre" designation to the site, which is the closest

PH Escondido 70, LLC

4225 Executive Square Suite 920, La Jolla California 92037

designation to the site's existing General Plan designation, to ensure that the current approved TM5382 would remain in compliance with the updated General Plan

Thank you in advance for your consideration of this request.

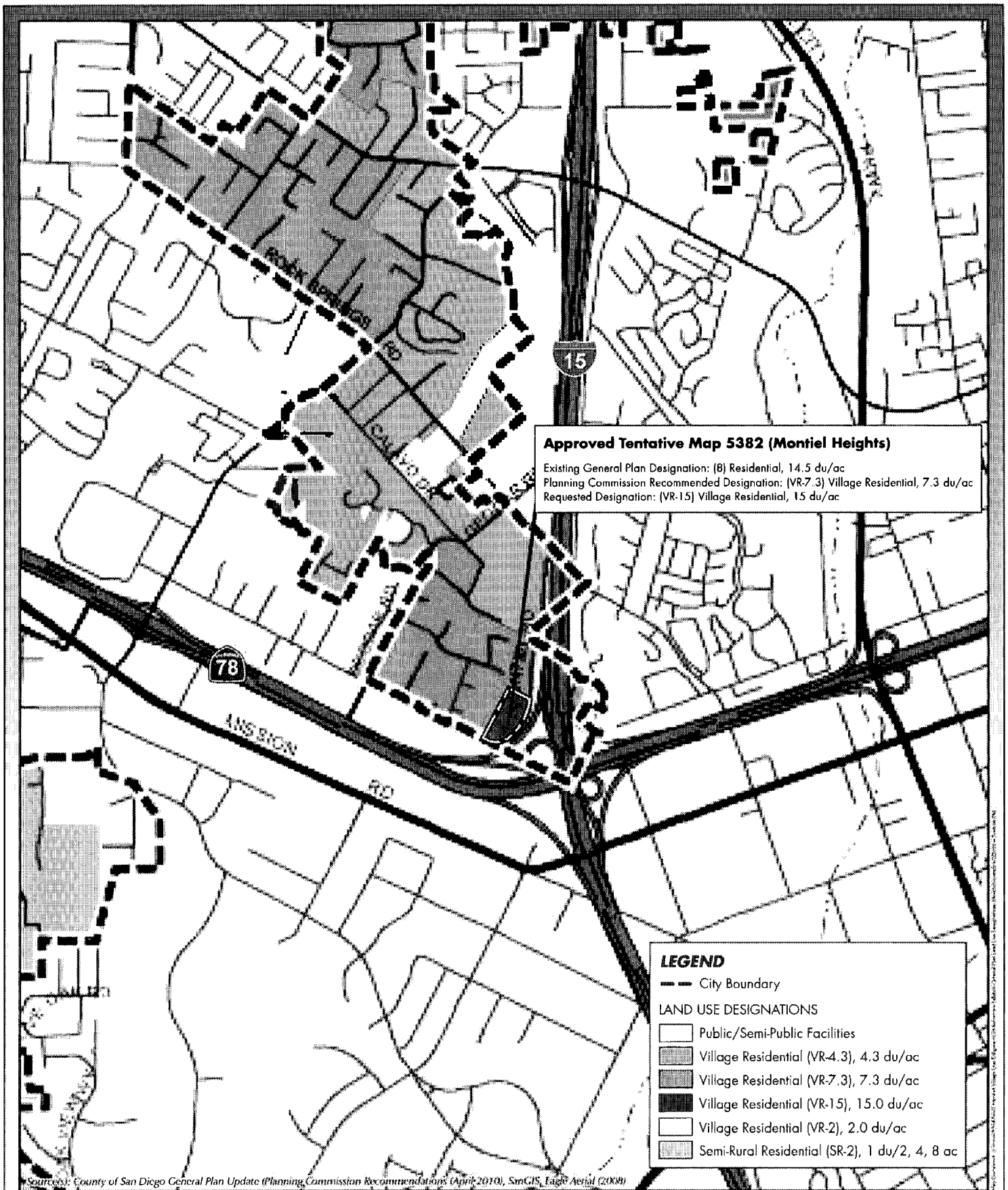
Sincerely,

A handwritten signature in black ink, appearing to read 'D. Berkus', with a stylized flourish at the end.

Dan Berkus
PH Escondido 70, LLC
Paragon Management Company, LLC

CC: Honorable Chairwoman Pam Slater-Price
Honorable Supervisor Bill Horn
Honorable Supervisor Dianne Jacob
Honorable Supervisor Greg Cox
Honorable Supervisor Ron Roberts
Devon Muto, Department of Planning and Land Use
Thomas J. Pastuszka, Clerk of the Board

Attachment: Exhibit: "Request for Modification to General Plan Land Use Designation – Montiel Heights"



MONTIEL HEIGHTS

DATE 06/03/2010



**Request for Modification to
General Plan Land Use Designation**

Linda Berman
2147 Raymond Ave
Parcel Number 282-213-06-00
Ramona, Ca. 92065
May 14, 2010

Mr. Devon Muto
County of San Diego
Department of Planning and Land Use
5201 Ruffin Rd, Suite B
San Diego, Ca. 92123-1668

Subject:
Notice of Proposed Property Changes

Dear Mr Muto,

We received a Notice of Proposed Property Changes recently. I would like to express my concerns with the proposed changes.

Other than the obvious problems of lack of decent public transportation and a lack of adequate medical facilities for high density dwellings, the rezoning of Kelly and Raymond streets is more than a bad plan. We have lived on Raymond Ave. for 16 years now, and the flooding problems this area is prone to keep getting worse with every new development. IE: Stater Brothers, Denny's, Stars Gas Station, Auto Zone, Row houses on Kelly, and the latest being CVS Pharmacy. Each time the ground is paved over with concrete or asphalt the water that would have soaked into the ground becomes runoff. Now you propose that we cover huge amounts of the remaining land by putting in high density housing. Unless the flooding problem between the area bounded by Ramona Street to the east, Rotanzi Street to the west, Raymond Ave to the south and Main St to the north, is fixed there should be no rezoning of this area or any adjacent area.

Please find included with this letter, letters and pictures from residents and businesses in the affected area who have experienced continued increasing flooding problems.

Thank You for your consideration on this matter

V/R



Linda Berman

Enclosed:
Letters with Photos - Iris Kilpatrick, Dianne & Michael Eckhart, Linda & Jerry Berman.

Letters – Marguerite Campaniotte, Peter Williams, Nancy and John Przybylski, Dianne Weiler, Gary & Patricia Stapp, Amy Arena, Michael & Grace McGee, Denise Steen



1 - 191
County of San Diego
Department of Planning and Land Use
 5201 Ruffin Road, Suite B
 San Diego, CA 92123-1668
 Information: (858) 694-2488
<http://www.sdcounty.ca.gov/dplu/gpupdate/index.html>

Notice of Proposed Property Changes

May 4, 2010

BERMAN JEROLD B&LINDA A

2147 RAYMOND AVE
 RAMONA CA, 92065

*Dever
Moto*

Property Assessor Parcel Number

282-213-06-00

The General Plan Update is proposing the following changes to the property identified above. If a zoning regulation category is not included, then no changes are being proposed at this time.

Proposed Property Changes		
Type	Current	Proposed
General Plan		
Land Use Designation	3-RES	VR-15
Zoning		
Use Regulation	RR2	RV
Lot Size ¹	.5AC	6000
Building Type ²	K	C
Special Area Regulation ³	-	B
Notes: 1 – Number indicates required net lot area in square feet unless acres (ac) are specified. 2 – Building Type Schedule designator; refer to: http://www.sdcounty.ca.gov/dplu/docs/444.pdf 3 – Consult Sections 5000 to 5964 of Zoning Ordinance for further details: http://www.sdcounty.ca.gov/dplu/zoning/index.html		
Description of Designation/Regulation Codes		
Current General Plan and Zoning		
GP Designation	3-RES	Residential: 2 units per acre
Zoning Use Regulation	RR2	Rural Residential: Family Residential uses permitted with Group Residential, limited packing and processing, and other uses allow by Use Permit.
Proposed General Plan Update		
GP Designation	VR-15	Village Residential: 15 dwelling units per acre
Zoning Use Regulation	RV	Variable Family Residential: Intended to create and enhance areas where family residential uses are the principle and dominant use.

Address any comments or questions to:

858-694-2488 or gpupdate.DPLU@sdcounty.ca.gov

Provide Assessor Parcel Number with all correspondence

See back of this page for Frequently Asked Questions

Sunday, May 16, 2010

My name is Iris Kilpatrick and my husband and I have resided at 2138 Kelly Ave. in Ramona for over a decade. A small ditch runs through the middle of our back yard which has helped to drain water during the rainy season. At first, it was like a little creek after a rainstorm but over the years with the development and pavement of land in our area, it has entirely flooded, threatening our home and our neighbors' homes. Please have a look at the attached photos.

Your mission statement is *"To enhance the safety and livability of communities through the efficient application of land use programs that balance growth and conservation."*

I have three issues that I would like for you to consider before rezoning this area:

1. Increased risk for flooding
2. Increased fire risk and inability to effectively evacuate
3. Increased traffic and accidents on Highway 67

FLOODING RISKS

According to a report by the U.S. Congress's Office of Technology Assessment, "despite recent efforts, vulnerability to flood damages is likely to continue to grow." The factors cited include

- growing populations in and near flood-prone regions
- the loss of flood-moderating wetlands
- increased runoff from paving over soil
- new development in areas insufficiently mapped for flood risk
- the deterioration of decades-old dams and levees

FIRE RISKS

In October 2007 Anne Krueger wrote in the Union Tribune “

Fighting their way through ashy, smoky winds, Ramona residents were stuck in gridlock traffic last night as they tried to flee a rapidly advancing wildfire.

Ramona's Main Street and all of its side streets were filled with cars, trucks and horse trailers after officials issued a mandatory evacuation order for Ramona and nearby San Diego Country Estates as the fast-moving flames of the Witch fire headed toward the area of more than 36,000 people. “

A quote from a resident trying to evacuate during the Witch fire:

“We got our RV loaded up and ready. At 8pm the smoke, which had mostly stayed north of us, started to fill the air around us. At 9pm we started off with the RV, my son's car and my wife driving her car. Immediately we got stuck in a huge traffic jam with everyone trying to get out of town. It took us over 4 hours to get out of Ramona and down to La Jolla. That was very frustrating to say the least. The CHP finally started using both lanes of Hwy 67 as southbound and from that point on the traffic was at least moving.”

Sunday, May 16, 2010

TRAFFIC AND HIGHWAY 67 ACCIDENT RISKS

The Reeves Law Group in their article, **"Yet another Accident on Route 67 Kills San Diego Woman"**
(January 2010)

That particular stretch of Route 67 has seen more than 3 dozen accidents over the past decade. CHP records show that there have been 58 accidents on Route 67 that have occurred along a single one-mile stretch. Most of these occurred just after the eastbound lanes merge into one from two separate lanes. All in all, there have been more than 900 accidents along the entire highway over the past 10 years. Residents believe that the design of the road encourages speeding and racing. Motorists are constantly racing each other, especially at the spot where the merge appears.

When one particular road is the scene of more than 900 accidents, it's fair to assume that the design of the road either contributes to accidents, or encourages unsafe driving practices by motorists. How many more people have to die on Route 67 before enhancements are made? To be fair, the CHP does conduct increased patrols on the highway, but more measures are needed.

These are legitimate concerns. Please reconsider zoning plans to align with your Mission Statement.

Best regards,

Iris Kilpatrick

Iris Kilpatrick
2138 Kelly Ave.
Ramona, CA 92065
(760) 788-3755

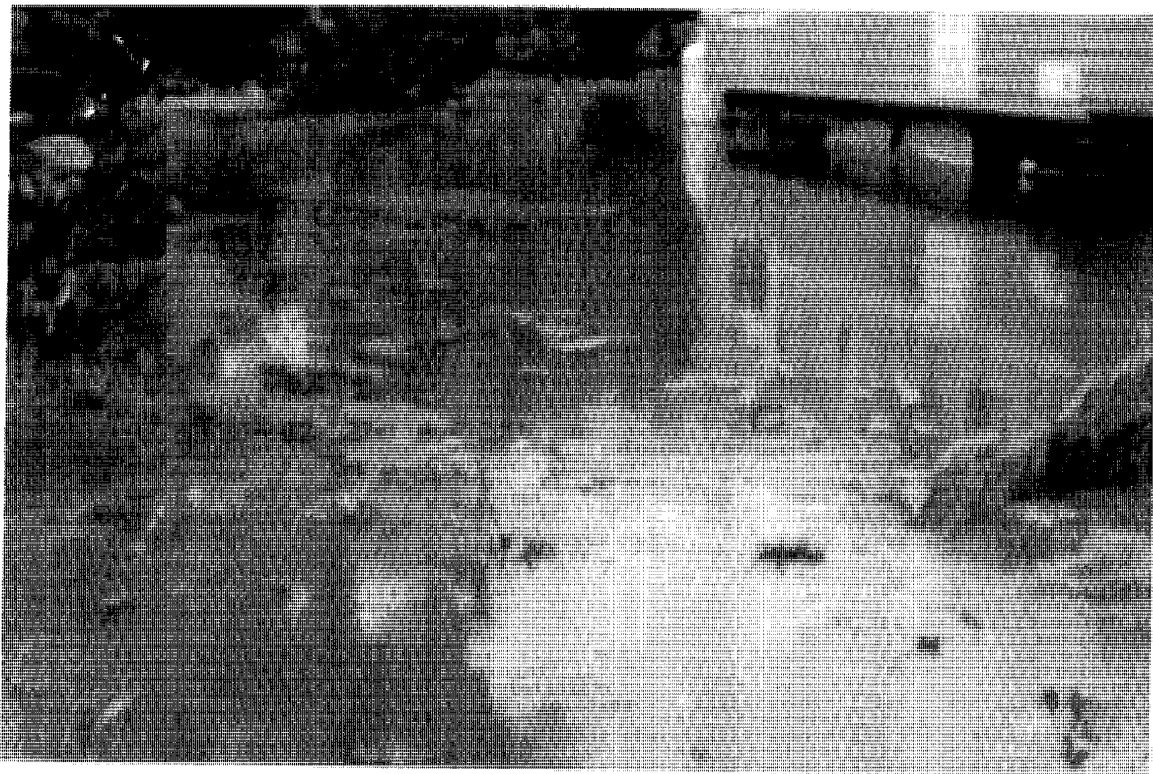












May 18, 2010

We have lived here for 17 years. We have never had the kind of water problem we have now. When we first moved in we had what was called a seasonal stream. We would get a little bit of water coming through our yard, but it would have to rain a lot. With all the building they are doing in town and our neighborhood we now have a destructive river with just a little rain. We think rezoning our neighborhood would be a big mistake and only cause more flooding. The county needs to address the water problem before letting anymore building go on. Please reconsider your plans to rezone our area.

Michael P. Eckhart

Diana J. Eckhart

2126 Kelly Ave

Linda Berman
2147 Raymond Ave
Parcel Number 282-213-06-00
Ramona, Ca. 92065
May 14, 2010

Mr. Devon Muto
County of San Diego
Department of Planning and Land Use
5201 Ruffin Rd, Suite B
San Diego, Ca. 92123-1668

Subject:
Notice of Proposed Property Changes

Dear Mr Muto,

We received a Notice of Proposed Property Changes recently. I would like to express my concerns with the proposed changes.

We have a very serious flooding issue in this area. The flooding problems this area is prone to keep getting worse with every new development. IE: Stater Brothers, Denny's, Stars Gas Station, Auto Zone, Row houses on Kelly, and the latest being CVS Pharmacy. Each time the ground is paved over with concrete or asphalt the water that would have soaked into the ground becomes runoff. Now you propose that we cover huge amounts of the remaining land by putting in high density housing. I am not sure why the flooding issue has not been addressed each time a commercial building has been permitted. It seems to me that the Vernal Pool issue only gets brought up and used as an excuse when it's convenient.

I have a suggestion: Run the water from Ramona St. out to Main St. underground or in an engineered concrete drainage ditch similar to that used on Rowley St. or the Drainage channel that runs through Escondido. Please find attached current pictures of the ditch that runs along Kelly Ave. from Ramona St. to Letton St. This is grossly inadequate for the volume of water this area gets.

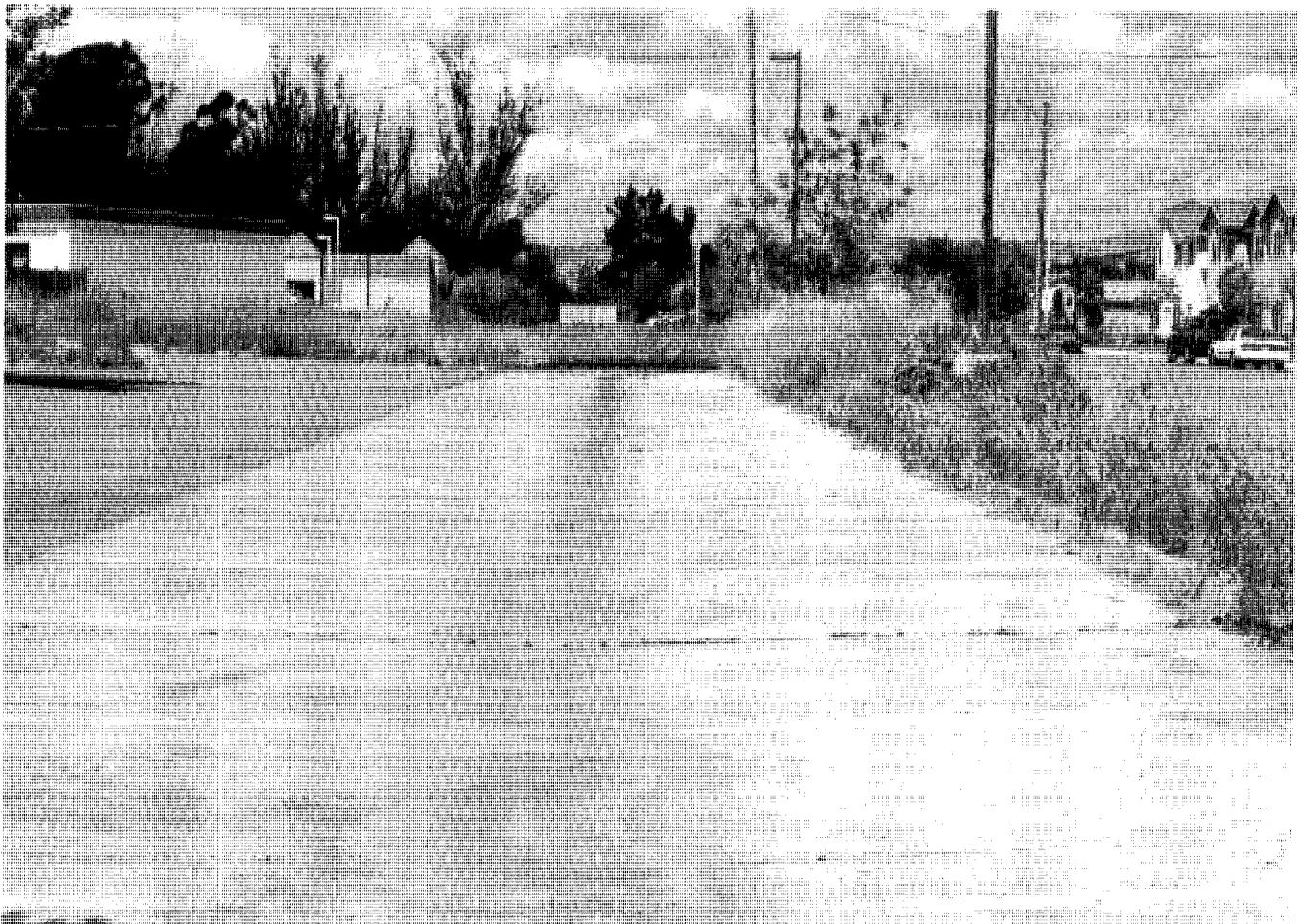
In my opinion, and that of my neighbors and fellow residents of the affected area, it has been irresponsible planning to continue to build in this watershed area without addressing the flooding problem. The county does not seem to have a problem requiring businesses to make improvements to the streets when a commercial building is put in IE: The Potbelly Shop & CVS Pharmacy. The county has only required new construction to be built above grade keeping them out of the flooding and making it worse for the existing residents. Let's fix this problem before it ends up in court.

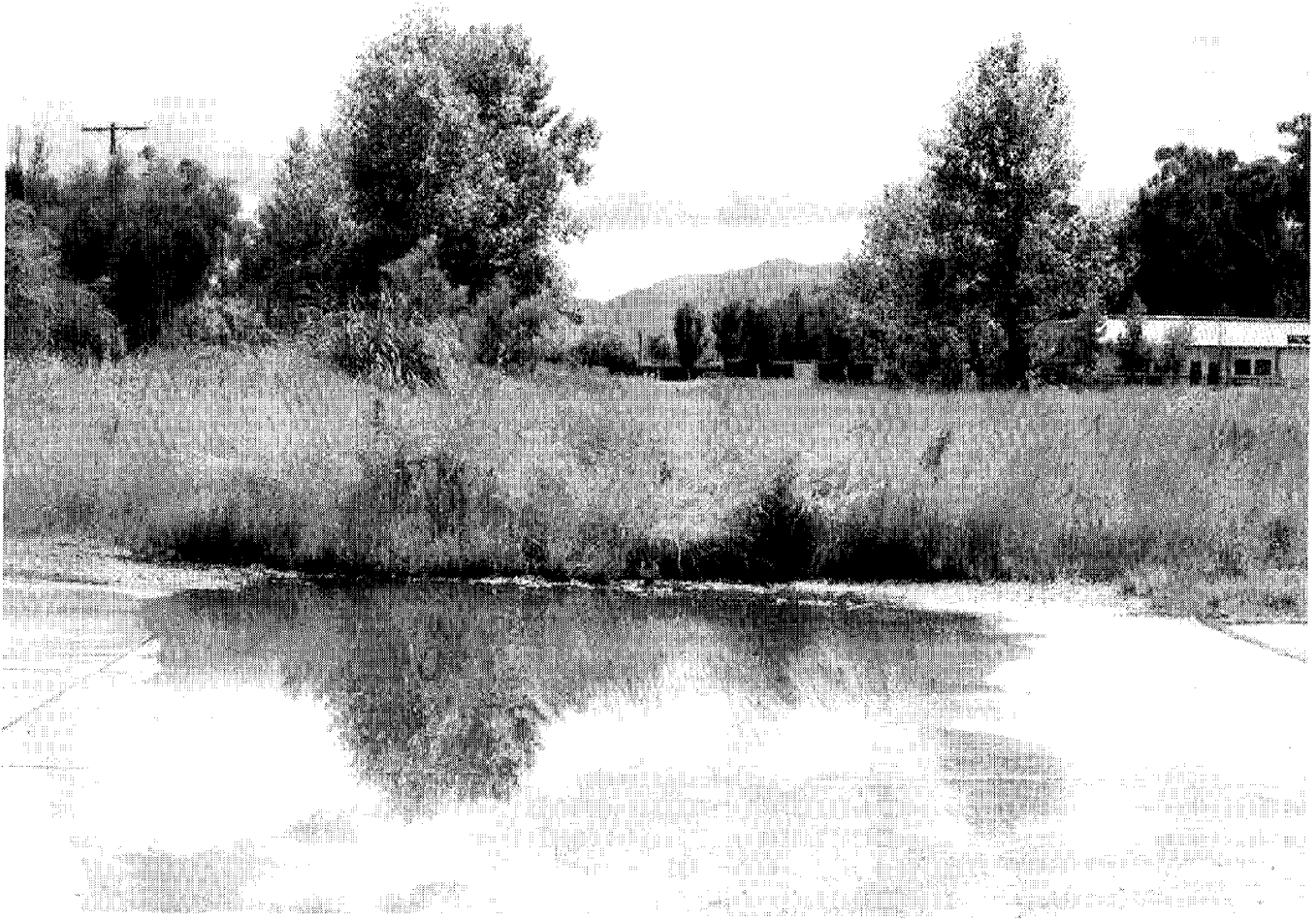
I propose a building moratorium for anything other than single family dwellings within the area bounded by Ramona St to the east, Rotanzi St to the west, Raymond Ave to the south and Main St to the north until this flooding issue is corrected

Thank You for your consideration on this matter

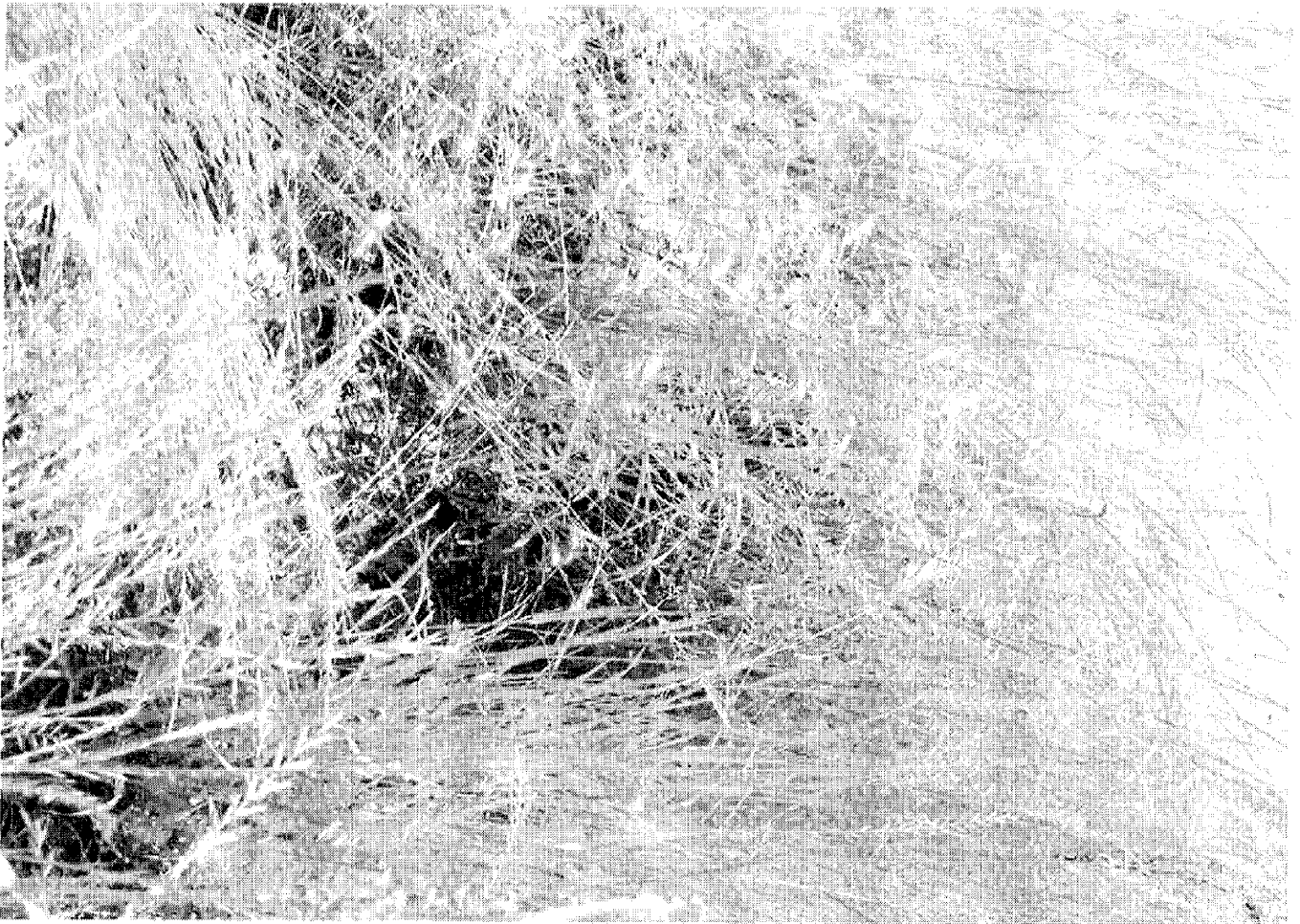
V/R

Linda Berman













May 17, 2010

To Whom It May Concern:

I live at 2042 Raymond Ave in Ramona and have been told by my neighbor that the zoning in the area that I live in has been changed without any of the residents being informed.

The new zoning will allow multiple dwellings on a small acreage of land, thus increasing the density of housing in this area.

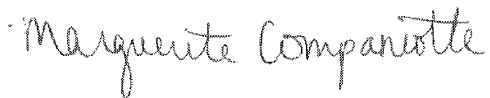
The area of zone change is prone to flooding, and if building is done in that area, the surrounding areas, including my property will have increased flooding.

I sincerely ask that you reconsider the zoning change until such time as the county can add some type of drain system to alleviate the flooding that occurs every winter.

Our side streets become impassable during the winter months due to the flooding with no drain system. Even Main Street is flooded during winter due to the poor maintenance from the county.

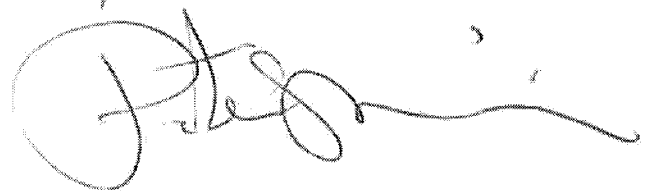
Thank you for your consideration in this matter.

Marguerite Companiotte

A handwritten signature in cursive script that reads "Marguerite Companiotte". The ink is dark and the signature is written in a fluid, connected style.

S-17-10¹ - 209

I Peter S Williams Have owned my house At 1404 Raymond Ave, Ramona, CA 92065, Since April of 2003. Before the Condo complex on Kelly Ave was Built I never had a problem with Crime until Oct 31st 2009 When A group of young men Broke into my car by Busting out a window, and stole my Laptop And GPS out of my car. Along with myself there are A few neighbors with the same Problem Around me within a 1 mile radius. And A over Amount of Speeders going well over 50 mph. on my road. Along with more flooding than usual as well. The re-zone issue should be shut down now. Any questions Please Call me At 858-922-2601. Thanks

Peter Williams


To Whom It May Concern:

I recently received information in the mail regarding zoning changes to my and adjacent properties. These changes would increase the living structures per acreage. One of the reasons given for why these changes may occur is to limit the need to expand infrastructure.

Our town already is in need of road expansions to alleviate the daily congestion of work traffic in and out of Ramona that backs up for miles. Not to mention when there is an emergency like an accident or evacuation during wildfires that stops traffic completely. I have seen more fatalities in the 12 years I have been driving highway 67 than the 15 years I drove freeways 8 and 94. There are potholes that are created by the first rains of the season and stay there until they have dried up in late spring or early summer.

The sewer system mentioned must not include drainage. We flood every year, many people own sump pumps to pump the water down the street a little further to the next house. Building apartments would create more runoff from the paved parking lots and sidewalks. Drive through Ramona during a heavy rain and see the flooded streets and yards. Covering up the open space yards would create flooding that much faster with no place for the water to run to. I drive through flooded streets for weeks after these rains, sometimes months hitting potholes along the way.

Then of coarse there is the issue of not enough water. I am restricted on how much water I can use for my single family home dwelling on half an acre because of the water shortages in Ramona. Apartments will only add to the problems we already have.

Maybe we should be focused on fixing some of the problems we already have rather than creating more. You can't have small town infrastructure and big town housing.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy Przybylski". The signature is fluid and cursive, with a large, stylized initial "N" and "P".

Nancy Przybylski
John Przybylski
2061 Raymond Ave
Ramona, CA



DIANE WEIDLER
Resident Manager
760-370-1096 Pager

760-440-0161

760-440-0494 Fax

1811 Raymond Ave.
Ramona, CA 92065

Dianaw@hobanmanagement.com

05/17/10

As resident manager of The Raymond Ritz Apartments, I have to deal with the flooding of our parking lot area. Even the lightest drizzle will not drain properly. All the tenants and approximately 56 vehicles have to move to a safe area away from any area prone to flooding usually along Raymond Ave., but not all cars fit. At the center of the drive area reaches up to two feet deep. This causes a big traffic jam and is a real safety hazard for the three school buses that pick up on Raymond Ave. One of the school busses is a special needs bus with a wheel chair ramp. This has become a really difficult situation for our property management company since there is nothing we can do about it.

After the rain stops the water level will stay high for another day and it takes three to four days to completely come down. The parking lot smells because of all the dirty water, trash, and even dead fish. This clean up job costs our company over \$1,200 per year. Maintenance has to shovel out all the mud and then power washes the entire parking lot. Also re-striping our parking lot has to be done every year since the sand and water rub off the striping quickly.

When showing our property to prospective residents, I have to mention the flooding problem and hope it does not turn them away. Raymond Avenue can not afford any growth until the drain is properly built.

A handwritten signature in dark ink, appearing to read "D. Weidler", is written over a horizontal line.

Diana Weidler
Resident Manager
Raymond Ritz Apts.

Gary and Patricia Stapp

2132 Raymond Ave

Ramona Ca 92065

To whom it may concern,

We want to voice our concerns to the proposed property zone change. We have lived in on Raymond Ave for 30 years. As new developments have moved in we have seen an increase in flooding problems.

During rainstorms Hunter, Julian, Letton, and Ramona streets are all closed from flooding. Our only access to Main Street during these times is from Pala St.

The flooding has also increased into our back yard. Water is standing two inches deep where it never had gathered before. We are on septic and during big storms our toilets no longer flush.

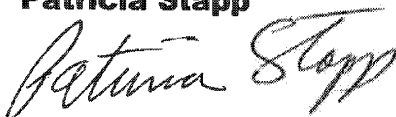
We have also seen a large increase in traffic on Raymond Ave. People are using Raymond to bypass Main to take their children to school or as an alternate route to Main during high traffic hours. Building apartment complexes will greatly increase the problem. We may require a stop light at the corner of Raymond and Ramona streets to handle the traffic from the schools and the shopping center.

We believe the flooding and traffic flow need to be addressed before building more multi unit complexes in our neighborhood.

Gary Stapp



Patricia Stapp



Amy Arena
John Kerr
2161 Raymond Ave
Ramona Ca.92065

We have been residents in this home since April of 2001 and feel the re-zoning of this neighborhood would negatively affect this area. The draining of rain water is a huge problem that has not been addressed adequately. It involves a neighborhood effort to keep homes from flooding and adding apartments has great potential to make this matter worse.

Re-zoning would add so much traffic to these already crowded streets. The frequent car accidents on HWY. 67 already cause problems on the back streets.

No Re-Zoning! Please!

Amy Arena
5/16/10

May 17, 2010

To Whom It May Concern:

My wife and I have resided at 518 Hunter St @ the corner of Raymond Avenue in Ramona, California for 31 years. We object to any rezoning due to the flooding between Main Street and Raymond Ave and between Raymond and Rowley Street. The flooding conditions are severe every year and the creek on Hunter Street always overflows. This requires road closures. Concrete culverts are required to correct these conditions.

Sincerely,

Michael W. McGee
+ Grace Jane McGee
518 Hunter Street (PO Box 1801)
Ramona, Calif 92065

Y. Denise Steen
2154 Kelly Ave
Ramona, CA 92065-3016
(760)789-3246

Assessor's Parcel No 282-213-15-00

May 15, 2010

Dept of Planning and Land Use
5201 Ruffin Road Suite B
San Diego, CA 92123-2488

RE: The General Plan update

Dear Sir or Madam:

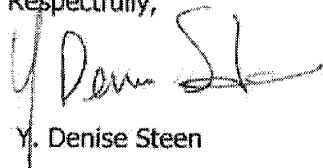
I urge you to reject the General Plan Update currently under consideration as it relates to changing our designation from Rural Residential to Village Residential. The proposed change would increase density from 2 dwelling units per acre to 15 dwelling units per acre. While I support the effort to balance growth, protect the environment and reduce sprawl, the current proposal assumes the infrastructure exists to support such an increase. This is simply not true.

Access to Ramona is primarily via Highway 67 – an undivided two lane highway which is inadequate to serve the needs of the current residents. Witnessed by daily traffic backups in and out of town. This highway has an history of cross-over fatalities and is sometimes closed as a result of traffic collisions and wildfires. To the north and south are equally inadequate routes plagued by the same history of fatalities and closures due to wildfire. (Wildcat Canyon Road to the south and Highway 78 north to San Pasqual Valley)

Another issue, specific to the area from Ramona Street to Hunter Avenue is flooding. Seasonal streams overflow their banks, flood the roads and have caused road closures on Hunter Avenue. This area is unsuitable for the type of development the Rural Village designation would represent.

Until the issues of inadequate flood control and access roads are address this proposal is simply unsuitable for the unincorporated area known as Ramona.

Respectfully,



Y. Denise Steen

From: Susan [mailto:suzieqb@attglobal.net]
Sent: Thursday, May 20, 2010 6:05 PM
To: Stiehl, Carl
Subject: RE: Proposed Property Changes

Carl,

We agree with you that the entire property (APN-410-112-28) needs to have the same designation. The fact of the matter is the property is being used for residential purposes with some commercial. The C36 zoning use regulation is unacceptable. We wish to express our objection to this regulation and would like to have C34 instead. Properties need to be zoned according to their use not what other properties in the area are zoned. C34 is the most appropriate zoning that we can see for our usage. The building type W should be replaced with L, for broader coverage, or C.

I spoke with the Chairman of our Pine Valley Planning Group, Vern Denham. He said he would want the designation changed to the appropriate one C34. He asked me to have you call him about the matter.

If the Planning Commission has designated Rural Commercial to this property, do they need to make an exception for our residences having more than 2 to an acre?

We would hope that the aim of the General Plan is to be correct and accurate. **APN 410-112-28 is residences**, with some commercial.

The land use designation and the zoning should reflect this fact!

Please forward our concerns to the Department of Planning and Land use.

Sincerely,
William and Susan Brown
APN 410-112-28-11

From: Stiehl, Carl [mailto:Carl.Stiehl@sdcounty.ca.gov]
Sent: Thursday, May 20, 2010 9:56 AM
To: suzieqb@attglobal.net
Subject: RE: Proposed Property Changes

Susan,

The entire underlying property (APN 410-112-28) is 2.8 acres. Approximately 2 acres is currently zoned C36 and approximately .8 acres is currently zoned RS. The area that is zoned RS is east of the private road that runs through the property. All of the condos, looking at the condo map, are currently located in the C36 zoned 2 acres. The current RS zoned area would only allow one dwelling unit with the existing building type "C" over that area. All of the condos should be located within the existing C36 area as the existing zoning allowed for the lodge. However, the existing building type "W" does not allow for residential buildings in the C36 area. I will comment about this later in the email. In the existing General Plan, all 2.8 acres is designated General Commercial. Therefore, there is currently a consistency issue as RS is usually not a consistent zone with a General Commercial designation in the existing General Plan. In the new General Plan all 2.8 acres is designated Rural Commercial. The Rural Commercial designation is also now recommended by the Planning Commission at an earlier hearing this year, so staff will not be recommending any changes to this designation.

The new General Plan and departmental policies encourage that properties should not be split zoned. Therefore, as the existing GP had General Commercial designated for the property and the new GP has Rural Commercial designated for the property staff is recommending that the .8 acre portion be zoned C36, General Commercial zone. This is because General Commercial zone (C36) is currently the existing zone over the other 2 acres of the property and the other commercial properties in the area fronting on Old Highway 80 are zoned C36. A spot zone of another zone not found in the area for the property may not be appropriate.

All of that said, one option for the entire property could be C34, although, there is no C34 in Pine Valley and we could have spot zone issues as well as issues with the Pine Valley Planning Group regarding C34 zoning. C31 is not really an option as that should be in Office-Professional designated areas. Of course, as the property is designated Rural Commercial, other zones, such as residential zones are not an option. Another problem with the existing zoning is the "W" building type. The building type should be changed to match what is on the ground; to recognize the condos as a building type allowed in the zone.

I think the options are C36 over the whole property with a revised building type or C34 over the whole property with a revised building type. We will need input from the Pine Valley Planning Group on these issues before staff can make a recommendation regarding the property to the Planning Commission this summer.

Please let me know what you think,

Thanks,

Carl Stiehl

Land Use Environmental Planner II > Advance Planning

County of San Diego > Department of Planning and Land Use

5201 Ruffin Road | Suite B | San Diego | CA | 92123-1666 | Mail Stop 0650

T.858.694.2216 F.858.694.3373

From: Susan [mailto:suzieqb@attglobal.net]

Sent: Wednesday, May 19, 2010 4:16 PM

To: DPLU, gpupdate

Subject: Proposed Property Changes

DPLU Staff,

Re: Assessor Parcel Number---410-112-28-11

You have proposed changing our property designation from 13-GC to C-4 and from RS2 to C36.

13-GC to C-4

This property is a residential condo. The 13-GC land use designation does not apply here at all. Our property is amongst 41 other residential condos. We are also in the midst of commercial properties. We feel that the C-4 Designation could work except that we have 42 condos on 2-1/2 acres, and an exception would have to be made to the 2 units per acre. We were formerly Pine Valley Lodge. Now all the lodges are individually owned residences.

RS2 to C36

This designation is totally inappropriate for our property. Residence is the primary use of this property. We don't want to have to get a major use permit to live at our property. A more appropriate designation would be C-31/Residential and Commercial or even C-34/ General Commercial and Residential, as there are commercial properties in the area. Have you considered these?

I realize the General Plan is being revised for future growth, but that is precisely why a mixed Commercial/Residential designation is more appropriate.

Please let us know your opinion of our objections and what we should do to get a better land use and zoning regulation.

Thank You,
William and Susan Brown

Gus Button
13012 Highways 94,
Jamul, CA 91935
May 22, 2010

County of San Diego
Department of Planning and Land Use
5201 Ruffing Road, Suite B
San Diego, CA 92123

Attention: Mr. Jimmy Wong, Land Use Environmental Planner

Dear Mr. Wong,

This letter is in response to the Notice of Property Changes, dated May 4, 2010 (copy attached), which states that a portion (approx. 1/3 acre) of my property located at 13012 Highway 94, Jamul, (PN # 596-040-10) is being rezoned from commercial to residential as part of the proposed General Plan Update (GPU). I strongly object to this change as it will split-zone my property leaving my existing home, partly on commercial and partly on residential zoning, and the existing office building required for business operations entirely on residential zoning. (Please see attached map). Furthermore, the zoning change will adversely impact the value of the property and limit my ability to obtain financing for improvements and planned future business. Apparently the proposed zoning line was drawn diagonally through my property without regard to the existing land use conditions and without giving me the opportunity to comment on the changes prior to the adoption of the proposed GPU by the Planning Commission, in April, 2010.

Therefore, I am requesting that the proposed GPU be revised to restore the current zoning on my entire property, prior to the Board of Supervisors action on the GPU. At our meeting of May 17, 2010, you indicated that in order to consider a reversal on the zoning change, I needed to seek the concurrence of the Jamul Dulzura Planning Group. I attended their meeting of May 18th and presented my case to them. The group passed a motion, by unanimous vote, to support my request to keep the current zoning on my property. This action is reflected in their meeting minutes to which you probably have access.

Thank you for your consideration to my request; I will be looking forward to your response.

Sincerely,


Gus D. Button

Milt Caldwell
P.O. Box 876, Borrego Springs. CA 92004
Cell: 760.415.9409 fax: 866.844.4811 e-mail: miltcaldwell@aol.com

June 8, 2010

San Diego County Planning Commission
San Diego County DPLU staff members
Borrego Springs Sponsor Group
Mr. Bill Horn, San Diego County Supervisor

RE: proposed change of zoning Palm Canyon Drive, Borrego Springs, Ca. to C-4

specifically APN#141-384-33 allowing up to 7.3 res. units per acre
141-384-34
198-010-08 allowing up to 10.9 res. units per acre

These 3 parcels are on Palm Canyon Drive in the area currently zoned for residential use or commercial use.

This is one of few roadways with sewers, which is ideal for semi dense condominium development as opposed to areas where septic tanks would be used.

Palm Canyon Drive is a wide roadway less impacted by more ingress and egress to condominiums than many residential streets.

This area is within current response time required for fire protection. (Much of our residential area is not.)

This area has been encouraged to be for tourist serving purposes in the past due to it's location near the visitor center of the state park, hiking trails and walking distance to the commercial town center.

Condominiums can be used for rentals for snowbird and tourist serving use.

Condominium living is good for seniors who wish not to be responsible for the exterior maintenance of a single family home.

Seniors in condominiums in this location will be within walking distance of town center

Seniors in condominiums in this area would be within quick response time by our fire department in emergencies.

Our community is largely an area for 2nd homes, visitor and tourist use, and a retirement area chosen by seniors.

Changing the zoning to C-4 only allowing 2 residential units per acre is not in the town's best interest here.

Borrego Springs is not short of land zoned for general commercial use to the East on Palm Canyon Drive where there never has been an encouragement of tourist serving uses instead of general commercial services.

As owners of the 3 parcels referenced above, our plan looking to the future is and has been for condominium development. We are opposed to the proposed change of zoning to C-4, limiting that to 2 residential units per acre. This is not only bad for our interests but it is bad for the communities future development.

Thank you for your consideration,

Milt Caldwell



DIANNE JACOB

SUPERVISOR, SECOND DISTRICT
SAN DIEGO COUNTY BOARD OF SUPERVISORS

June 7, 2010

Serving the
cities of:
El Cajon
La Mesa
Lemon Grove
Poway
Santee

Serving the
communities of:
Agua Caliente
Allied Gardens
Alpine
Barrett
Blossom Valley
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Boulevard
Campo
Canebrake
Casa de Oro
Crest
Cuyamaca
Dehesa
Del Cerro
Descanso
Dulzura
Eucalyptus Hills
Fernbrook
Flinn Springs
Granite Hills
Grantville
Guatay
Harbison Canyon
Jacumba
Jamul
Julian
Lake Morena
Lakeside
Mount Helix
Mount Laguna
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Potrero
Ramona
Rancho San Diego
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San Pasqual
Santa Ysabel
Shelter Valley
Spring Valley
Tecate
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reservations of:
Barona
Campo
Cosmit
Ewiiapaayp
Inaja
Jamul
La Posta
Manzanita
Santa Ysabel
Sycuan
Viejas

Mr. Bob Carroll
bobc@ddisposal.com

Dear Mr. Carroll:

Thank you for your e-mail regarding your concern with impacts that would be imposed on your business with the proposed change in zoning under the General Plan Update. I appreciate you sharing your thoughts with me on this matter.

In order to be as helpful as possible, I have taken the liberty of forwarding a copy of your e-mail to Walt Ekard, Chief Administrative Officer for the County of San Diego. I have asked him to review your e-mail and respond back directly to you.

In addition, I can assure you that when this matter comes before the Board of Supervisors, I will give careful consideration to the points raised in your e-mail and all other information before reaching a decision.

Again, thank you for writing. If I can be of further assistance, please feel free to contact me or Adam Wilson of my staff at (619) 531-5522, or via my web site at www.diannejacob.com.

Sincerely,

DIANNE JACOB
Supervisor, Second District

DJ:aw

cc: Mr. Walt Ekard, Chief Administrative Officer, w/ attachment

Attachments can contain viruses that may harm your computer. Attachments may not display correctly.

Jacob, Dianne

From: Bob Carroll [bobc@ddisposal.com]

Sent: Thu 5/27/2010 3:23 PM

To: Jacob, Dianne

Cc:

Subject: SWEETWATER SPRINGS BLVD. ZONE CHANGE

Attachments:  DDI DIANNE JACOB_ZONE58.pdf(26KB)

Hello, Ms. Jacob,

Please accept the attached on our behalf.

Thank you,
Bob

Bob Carroll

Data Disposal, Inc.
(619) 585-0184
bobc@ddisposal.com

DATA DISPOSAL, INC.

2555 Sweetwater Springs Blvd., Suite D
Spring Valley, CA 91978
(619) 585-0184

May 27, 2010

Supervisor Dianne Jacob
County Administration Center
1600 Pacific Highway
San Diego, CA 92101

Dear Ms. Jacob,

Please accept this letter on our behalf regarding the potential area change in Zoning from M-58 to M-52 which will have a direct effect on our business operations.

First, may I request your indulgence in providing a little background information?

The Carroll family has been residing in Spring Valley since 1970. Jim Carroll, the family patriarch, married Georgia Luthe in 1974. The Luthe's had been living in Spring Valley since 1946. I graduated from Monte Vista High School in 1973, and my three children graduated from the same in 2004, 2006 and 2007. As a matter of fact, you met my oldest son, Galen, at an East County Economic Development Council's Regional Occupational Program Industrial Technology awards dinner at Taylor Guitars in 2004.

Our roots have not been restricted to simply living in Spring Valley. The family has a significant investment in this community as well.

Jim Carroll, founded Data Disposal, Inc. in 1984 and, along with a number of local citizens, started Valle de Oro Bank in 1986. Carmel Business Systems, Inc. was incorporated in 1990. Today, the original Valle de Oro Bank building is now a Bank of the West, but the memories of our local community bank "done good" remain positive and strong. Both Data Disposal and Carmel are still operating having been a business presence in Spring Valley for over 25 years.

Data Disposal and Carmel employs nine people. Eight are residents of Spring Valley. Historically, both companies have consistently hired from the local community. In these days of environmental concerns and traffic issues, how rare is it a business' willingness to rely on the local populace so evident.

Data Disposal, Inc.

Supervisor Dianne Jacob

May 27, 2010

Page Two

In 2007, with our businesses reaching a bursting point at their location off Campo Road, we began the process to relocate. Four areas were researched: Kearney Mesa, El Cajon, Otay Mesa and Spring Valley. While an admission must be made the primary desire was Spring Valley, credible considerations had to be made relative to the other areas.

The move to our present location at 2555 Sweetwater Springs Blvd. occurred in May 2007. This move proved to be one of our better decisions. By nature of our business, document destruction/recycling, it was critical we had a viable means of processing our customers' product while realizing an efficient means of rotating equipment and supporting containers. This facility afforded us the ability to successfully address all our operating issues and remain in Spring Valley. One could not ask for a better situation.

Spring Valley is our home and our place of work.

Presently, there is an effort to change the Zoning requirements for our area from M-58 to M-52. Such a change will have a detrimental effect on our operations. The irony is that we have been in discussions with our landlord, Fred Wratlaw, to expand our operation. The reality is that we may have to consider relocation.

El Cajon is a viable alternative, but logistically cumbersome due to available locations near freeway access. Kearney Mesa, despite the present economic climate, remains costly and logistically burdensome. Otay Mesa is the only true legitimate choice, just not optimum. We hope to stay in Spring Valley.

Ms. Jacob, this past year has been brutal on small business. Instead of staying focused on keeping our business open and our people employed, we have had to deal with innumerable restrictive and costly actions enacted by the State of California. Now, we face a dubious effort from a minority intent on further restricting the successful operation of our businesses.

Please accept this appeal on our behalf to consider the overall and long term effect of this Zoning change. On behalf of the Carroll family and our employees, we hope you are able to influence a decision that keeps the Zoning of this area as is.

Thank you for your time and considerations.

Sincerely,



Bob Carroll
President

Hello, Department of Planning and Land Use!

This message is an objection to the "Notice of Proposed Property Changes" letter dated May 4, 2010. The parcel number of the affected property is 217-041-19-00.

Executive Summary:

Briefly stated, the proposed change seeks to halve the minimum parcel size from 10,000 square feet to 6,000 square feet and to double the density of dwellings from 7.3 units per acre to 15 units per acre. It seeks to loosen the nature of allowable buildings to support higher density development.

Increasing the development density will have a negative effect on the infrastructure by increasing traffic, increasing the demand for water and power, and by increasing the number of incidents requiring intervention by law enforcement.

The best solution to accommodate anticipated population growth is to create a spacious new self-contained city, not by jamming people closer together in higher density areas.

Traffic Congestion:

Traffic is already subject to frequent delays due to inadequate capacity, especially during peak commuting hours. Adding additional transportation requirements that will occur with higher density development will make the problem worse. Our regional planning agency, the San Diego Association of Governments, has no plan to provide additional road and freeway capacity in the regular lanes where it is needed the most. They have no plan to provide relief for existing congestion let alone future congestion that will occur with normal population growth.

This is also a public safety issue. During the recurring fires that occur in the County the roads have ground to a standstill, preventing evacuation from the danger. Just recently, massive public opposition to the "Merriam Mountain Development", which had an inadequate evacuation plan, led the County Supervisors to reject the project.

Insufficient Utilities:

Water is already in short supply and is currently subject to strict restrictions such as restricted watering days and the prohibition of ornamental water fountains. Then there is the very real possibility of a crumbling support infrastructure that will not be able to handle the increased water and power demands that occur with higher density development. The City of San Diego, for example, has experienced numerous water main breaks in the past decade or so. These problems are partially due to the excessive demand caused by high density development.

Electricity is also in short supply; leading to brown-outs, black-outs, and "rotating outages" (also known as intentional black-outs). The existing electrical distribution system is likely nearing capacity and would not be able to handle the additional power demand that would accompany higher density development.

High Density Causes Increase In Stress And Crime:

High density living increases the incidents of interpersonal conflict which results in an increased need for intervention by law enforcement. This effect has been seen at a nearby high-density complex in the 2250 block of Primrose Avenue, located less than a half-mile from the property subject to the "Proposed Property Change". The correlation between higher density and increasing conflict was documented in the February 1962 issue of Scientific American in an article entitled "Population Density and Social Pathology".

More recently in December 2005, San Diego Magazine quoted Dr. Robert Bonakdar, director of pain management at the Scripps Center for Integrative Medicine on the same topic: "For people who have to go to high-density areas, it's getting worse and worse. I see a lot of patients who are about to leave the area because they can't deal with the number of people moving here."

Suggested Development Plan:

One good place for future growth would be the Lake Henshaw area. It is served by two existing freeways (SR-76, SR-79), has an existing large business (an Indian casino), and residential areas (mobile home parks). A forward-looking plan would rezone the area as a new city for residential, commercial, and industrial areas. Put in the necessary utilities (water, sewer, power, data), widen the highways to handle projected growth, and provide incentives to private industry to build a spacious, environmentally-friendly, self-sufficient town. This would meet the need to plan for growth while maintaining our quality of life in balance with nature.

Conclusion:

Increasing housing density will cause a host of other problems to occur, problems that could be avoided by designating a new area for development. San Diego County is only 20% settled, leaving lots of space for low-density, environmentally-friendly development to accommodate the expected increase in population. Laying out an entirely new self-sufficient city to accommodate the expected influx of 1,000,000 people expected to arrive by 2050 is the ideal response to the situation.

Do not attempt to solve the projected housing shortage by overstressing the infrastructure, degrading our quality of life, increasing the incidence of crime, and interfering with our ability to travel. Higher density is the wrong way to address the problem. Expansion into unsettled areas is the proper way to plan for the future.

Statement Regarding the Proposed Property Changes:

** Do not change the Land Use Designation in my area to VR-15. Leave it at 6-RES.

** Do not reduce the Lot Size in my area from 10,000 square feet to 6,000 square feet.

** Do not change the Building Type in my area from "L" to "C".

Sincerely,

George Crissman
2386 Primrose Avenue
Vista, California 92083
Parcel Number 217-041-19-00

Lardy, Eric

From: janisegge1@cox.net
Sent: Friday, June 04, 2010 4:23 PM
To: DPLU, gpupdate
Subject: proposed property changes

Attn: Eric Lardy

I (we the neighbors) object to the proposed property changes. This will bring our property value down. It will bring crime, traffic, and noise into our neighborhood as it is one mile down the road. We DO NOT want it zoned for duplexes, apartments, institutional residential care uses or any other housing except single family home. This is what is in our neighborhood and this is how it should stay. Single Family houses.
Janis Hadfield-Egge and Stewart Egge 1964 Anna lane vista ca 92083
property assessor parcel number 183-1151-15-00

May 27, 2010

Devon Muto, Chief
Advance Planning
County of San Diego
Department of Planning and Land Use
5201 Ruffin Road
San Diego, CA 92123

Re: General Plan Update Zoning Consistency

Dear Mr. Muto:

This is a request to add properties to your Staff Recommended Zoning Changes. The Borrego Springs Sponsor Group is forwarding certain changes in response to your April 28 letter. Please consider adding the following to that list.

The properties are those properties in south Borrego Springs immediately across from Borrego Resort (La Casa del Zorro). The property was purchased coordinated with your VR-7.3 Land Use Designation allowing for 4 dwelling units according to that plan. We are asking that you designate zoning that is consistent with the Land Use designation.

The property faces the highway (Deep Well Trail) and is not appropriate for single family residences. The property is immediately adjacent to commercial land uses on the north and east. Plans for a 4 plex condominium are well under way for the property.

This zoning designation has been presented to the Sponsor Group. Generally speaking, the lots facing the highway are larger and are appropriate for multi-family zoning.

I appreciate your consideration.

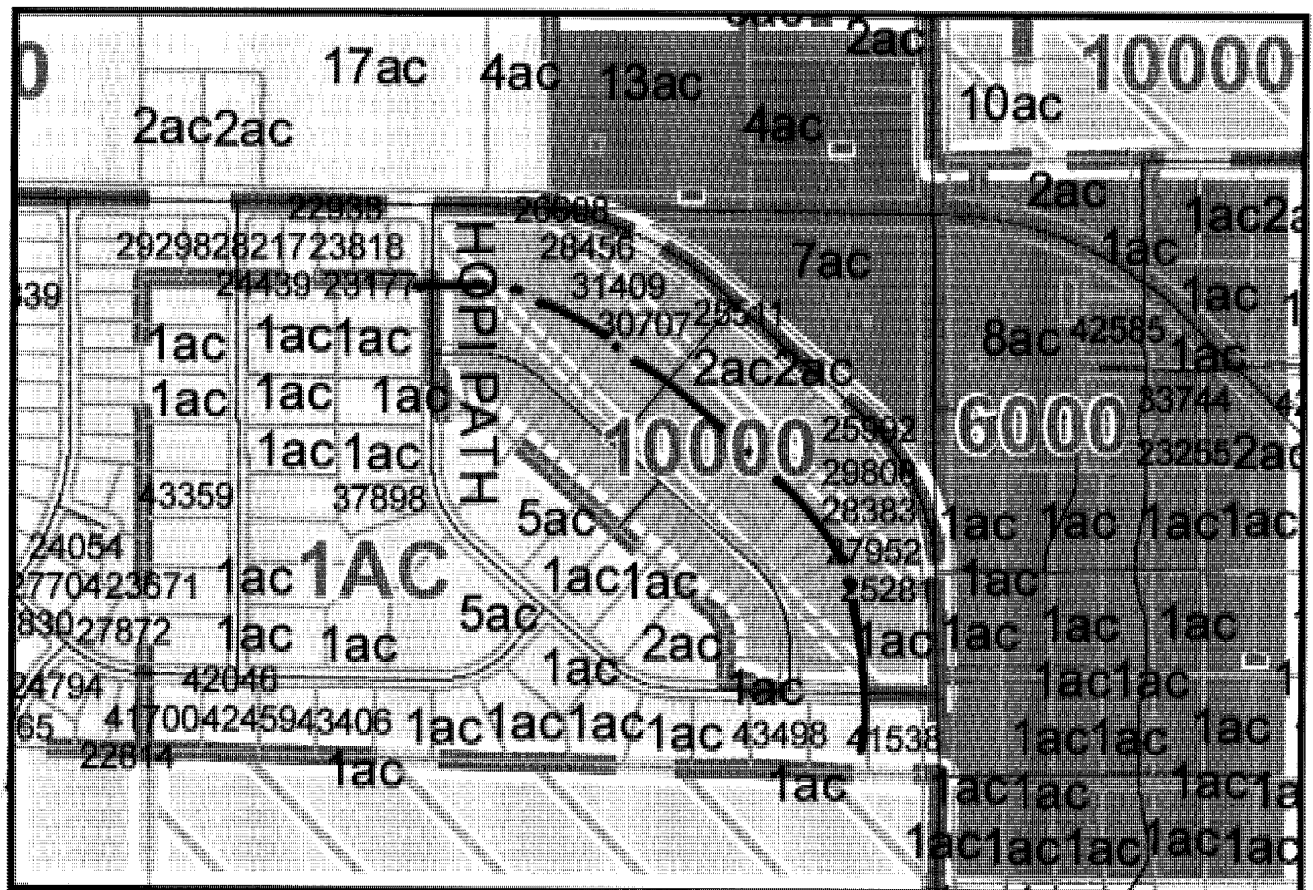
Sincerely,



Cc, Borrego Springs Sponsor Group chair / vice chair

Jim Engelke
ARCHITECT-PLANNER
587 Palm Canyon Dr, Ste. 223
P.O. Box 337
Borrego Springs, CA 92004
(760) 767-1283
jengelke@juno.com

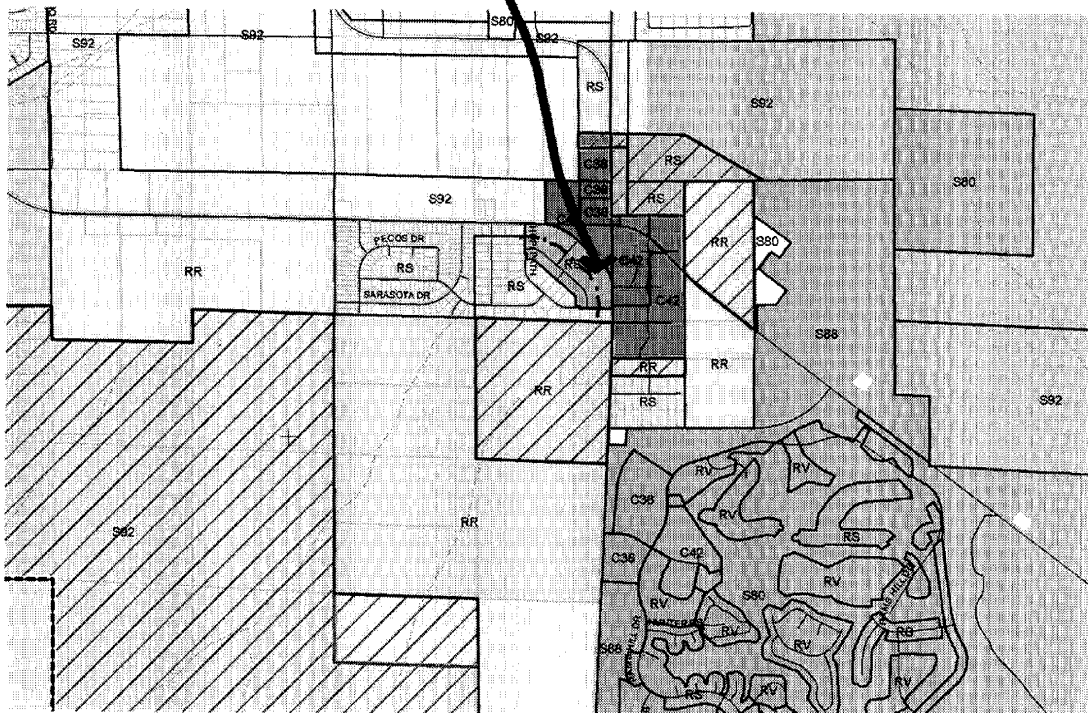
RECEIVED
JUN -1 2010
DEPARTMENT OF PLANNING
AND LAND USE



LOT SIZE

LOTS FACING COMMERCIAL (NOT S.F.)

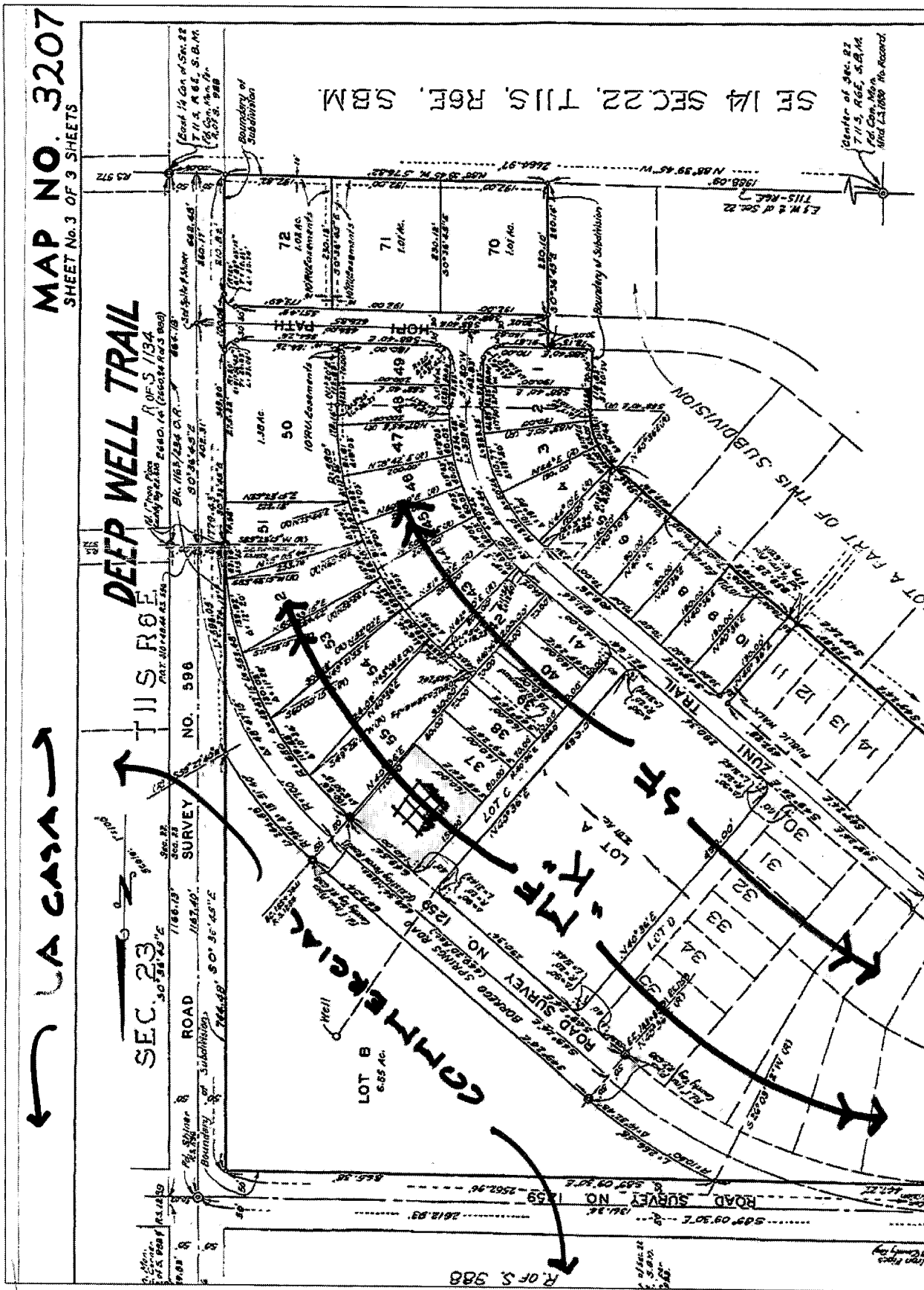
RM



ZONING

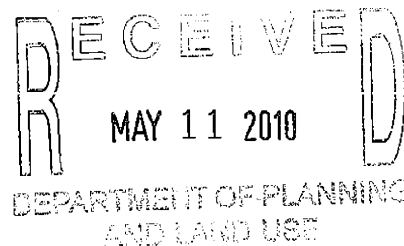


NOTE: Easements depicted herein are provided as a courtesy only and no representation is made as to the accuracy or completeness thereof. The Company assumes no liability for any loss occurring by reason of reliance thereon. It is recommended that a survey be obtained from a licensed professional to determine actual locations.



07022008

Jeffrey H. Friestedt
328 Bellaire Street
Del Mar CA 92014
760-533-1095



May 10, 2010

San Diego County Planning Commission
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego CA 92123-1668

Reference: Parcel #199-030-08-00

To Whom It May Concern:

This week I received the attached letter of "Notice of Proposed Property Change" and I am writing to protest. This 2 acre property is directly across the road from the Borrego Springs Airport and as such, has no residential values. No one wants to live on a busy road across the street from any airport.

I purchased this property 05/09/2005 for commercial development and actually have had some interest from a local tree service recently. The only proper use for all the property directly across from the airport is commercial and I urge you to leave the present 26-VSC designation in place.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey H. Friestedt".

Jeffrey H. Friestedt
Property Owner

Enclosure



**County of San Diego
Department of Planning and Land Use**

5201 Ruffin Road, Suite B
San Diego, CA 92123-1668
Information: (858) 694-2488
<http://www.sdcounty.ca.gov/dplu/gpupdate/index.html>

Notice of Proposed Property Changes

May 4, 2010

FRIESTEDT JEFFREY H&MARY J

328 BELLAIRE ST
DEL MAR CA, 92014

Property Assessor Parcel Number

199-030-08-00

The General Plan Update is proposing the following changes to the property identified above. If a zoning regulation category is not included, then no changes are being proposed at this time.

Proposed Property Changes		
Type	Current	Proposed
General Plan		
Land Use Designation	26-VSC	SR-10
Zoning		
Use Regulation	C42	RR
Lot Size ¹	-	-
Building Type ²	C	W
Special Area Regulation ³	-	-
Notes: 1 – Number indicates required net lot area in square feet unless acres (ac) are specified. 2 – Building Type Schedule designator; refer to: http://www.sdcounty.ca.gov/dplu/docs/444.pdf 3 – Consult Sections 5000 to 5964 of Zoning Ordinance for further details: http://www.sdcounty.ca.gov/dplu/zoning/index.html		
Description of Designation/Regulation Codes		
Current General Plan and Zoning		
GP Designation	26-VSC	Visitor-Serving Commercial: Areas reserved for commercial recreation and visitor-serving uses catering primarily to tourists and vacationers. Limited range of goods/services such as transient lodging, entertainment and certain types of retail sales.
Zoning Use Regulation	C42	Visitor Service Commercial: Intended for areas devoted to the provision of a broad range of recreational and tourist services. Other uses are very limited.
Proposed General Plan Update		
GP Designation	SR-10	Semi-Rural 10: 1 dwelling unit per 10 or 20 acres [slope dependent]
Zoning Use Regulation	RR	Rural Residential: Family Residential uses permitted with Group Residential, limited packing and processing, and other uses allow by Use Permit.

Address any comments or questions to:

858-694-2488 or gpupdate.DPLU@sdcounty.ca.gov

Provide Assessor Parcel Number with all correspondence

See back of this page for Frequently Asked Questions

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1668

Attention: Eric Lardy

Subject: Notice of Proposed Property Changes for General Plan Update
along Sun and Shadows Drive, Borrego Springs

Dear Mr. Lardy,

I appreciate your quick response to my phone message and feel that the resulting conversation was informative as well as productive. After several discussions with homeowners in the Sun and Shadows P.U.D., The members of the Sun and Shadows Board of Directors feel that it is necessary and appropriate to submit this letter to you for inclusion in the planning and rezoning process. Although it has no direct bearing on the issue at hand, you may be interested to note that Sun and Shadows was one of the first P.U.D. s in California. Each homeowner owns the individual home and lot upon which it is located and also has a shared interest in the common area.

Most, but unfortunately not all, Sun and Shadows Homeowners Assn. members received a Notice dated May 4, 2010 with proposed changes to the zoning in our neighborhood from RC (Residential Commercial where residential uses predominate) to C-4 (small scale commercial/civic development, small office).

BACKGROUND

The Sun and Shadows residential area is located west/adjacent to Sun and

Shadows Drive, one block south of Palm Canyon Drive. The two-acre property includes a central pool surrounded by 15 homeowners in 8 buildings of tastefully designed and maintained single-family units joined at the garages.

The current zoning along Sun and Shadows Drive (RC) conforms to the existing General Plan. This unique property has been fully developed as a residential community since 1962. Our neighbors along Sun and Shadows Drive in the two acre block north of the Association facing Palm Canyon Drive include 14 owners (or renters) in similar but individually owned (There is no H.O.A.) single family double units attached at the garages. They too have been a residential community since the 1960's with same plan designation.

There is vacant land on both sides of Palm Canyon Drive from Sun and Shadows Drive east towards downtown to Country Club Road (approximately 1/8 mile) and beyond that on the north side of the road to the Center Mall.

WHAT DO WE RECOMMEND?

We respectfully request that the proposed General Plan for the residential property immediately west/adjacent to Sun and Shadows Drive from Palm Canyon Drive south to its terminus (approximately 2 full blocks or 4 acres) comprised of 30 residential units in a historical residential setting retain the RC zoning designation based on:

1. The existing General Plan designates the 2 blocks in the area west/adjacent to Sun and Shadows Drive south (from Palm Canyon Drive) to its terminus as RC.
2. Sufficient vacant land is available east of Sun and Shadows Drive both

sides of Palm Canyon Drive to downtown Borrego Springs for any development that could be anticipated for the life of the proposed General Plan.

3. The 2 blocks west/adjacent to Sun and Shadows Drive have been fully developed residential use since 1962.

Thank you for considering our recommendation to NOT change the zoning designation for the property WEST/ADJACENT ALONG SUN AND SHADOWS DRIVE but to allow it to CONTINUE IN THE RC ZONING designation in the proposed Plan.

Please feel free to contact any of us if you require additional information. Also, please add us to appropriate notification lists so that we will be advised of hearings or meetings and can participate in this ongoing process to the maximum degree possible.

SUN AND SHADOWS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

Jeff Greco, President
jeff.greco@me.com
530-848-6864

Peggy Poitras, Treasurer
pegpoitras@shaw.ca

Carol Black, Secretary
cblackgolf@hotmail.com
503-329-2841

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1668

Attention: Eric Lardy

Subject: Addendum to Notice of Proposed Property Changes for General
Plan Update along Sun and Shadows Drive, Borrego Springs

Dear Mr. Lardy,

5-27-2010

Members of our Home Owners Association Board of Directors recently had the opportunity to participate in a Borrego Springs community planning sponsor group meeting. The discussion and shared information was very interesting and has caused us to decide to express our support for the community plan concepts (including concepts which would address the need to establish and maintain low density residential zoning in the area immediately south of the Sun and Shadows property) and to ask that you make the following modification to our previous letter.

Since the Sun and Shadows community as well as the additional residential development to our immediate north and between our community and Palm Canyon Drive are completely Residential and are built out, our desire would be to change the zoning of our community to a solely Residential designation with existing density. While we have no standing to speak for the adjacent property between Sun and Shadows and Palm Canyon Drive, this property is an obvious Residential development and should have zoning which reflects this fact.

As there is no doubt that Sun and Shadows is a built out residential community, to designate these 2 small parcels as solely residential would have no detrimental effect on larger plans for the community but would simply recognize the reality that people have established homes on these properties. The continued quality of life of our community residents must be taken into consideration as this process moves forward. The Sun and Shadows Board of Directors intend to be actively engaged with the sponsor

group to insure that the concepts included in the community plan become part of the county plan for our area.

We appreciate the efforts of all involved in this process and hope that the county of San Diego will take the desires of our unique desert community into serious consideration when finalizing the county plan. It is desirable and critical for the County to have community “buy in” before a plan is put in place.

Thank you,

The Board of Directors of the Sun and Shadows Home Owners Association.

Jeff Greco
Carol Black
Peg Poitras

June 21, 2010

Spring Valley Community Planning Group
P.O. Box 1637
Spring Valley, CA 91977-1637

Dear Spring Valley Community Planning Group,

Thank you for offering Spring Valley residents and business owners the opportunity to comment on the County's General Plan Update Zoning Consistency Review. I am the President and owner of Action Marketing, one of several businesses located in the Mount Miguel Commerce Community business park (the "Business Park"). I am also Vice President of the Mount Miguel Commerce Community Owner's Association and a member of its Board of Directors.

I have withheld my opinions in numerous public forums out of respect for neighboring property owners whose concerns I both respect and understand. However, I do strongly support the proposed rezoning to M52 (Limited Industrial) for the Business Park. For the reasons described in detail below, and consistent with the draft General Plan Update ("GPU"), I encourage the Spring Valley Community Planning Group (the "Community Planning Group") to continue in its support of rezoning the Business Park from M58 to M52.

As requested by sub-committee member Skip Flynn, as well as by Eric Lardy of the Department of Land Use and Planning ("DPLU"), enclosed are copies of the following governing documents of the Business Park:

- Restated Declaration of Covenants, Conditions and Restrictions for Mount Miguel Commerce Community, A Commercial-Industrial Common Interest Development (CC&Rs)
- Architectural and Landscape Standards for the Business Park

With the prior endorsement of both the Community Planning Group and County staff, the Planning Commission has recommended that the County designate the Business Park for "Limited Industrial" use in the General Plan Update. This designation was thoughtfully recommended following more than ten years of research, expert consultation, and input from the local communities. This designation will take final form when the County votes to adopt the General Plan Update later this year. The M52 (Limited Industrial) zoning designation is the only available zoning designation that implements this General Plan Update recommendation. More importantly, retention of the current M58 (High Impact Industrial) zoning would conflict with the recommended General Plan designation in an irreconcilable way.

M52 zoning is sure to be well received among most Business Park owners and our Spring Valley neighbors. The primary concerns of Folex Company, as the original developer of the Business Park, were the general appearance of the Business Park, being good neighbors, creating a pleasant and safe work environment, and maintaining strong resale values. These are my concerns as a business owner as well. M52 zoning would advance all of these interests by permitting "low nuisance" industrial uses that are generally contained within enclosed buildings. (See County Zoning Ordinance, § 2520.)

Furthermore, the governing documents for the Business Park already impose restrictions that are similar to the M52 zoning. The Restated Declaration of Covenants, Conditions and Restrictions (CC&Rs), which were approved by over 80% of the Business Park owners in November 2008, require that each lot be used only for industrial or commercial uses that conform to the Spring Valley Design Guidelines and to the Business Park's Architectural & Landscape Standards (which are largely based on the Design Guidelines), and prohibit any lot from being used in a manner not expressly allowed under

those Design Guidelines or Architectural & Landscape Standards absent the express prior consent of the Business Park's Architectural Committee.

The CC&Rs also require that the exterior of buildings and other improvements within the Business Park be maintained by owners in good order and repair and "in an attractive condition." The Design Guidelines wisely promote the "Elimination of Blight", which includes "structural deterioration and disrepair, trash and/or excessive open storage accumulations in years, and various forms of visual clutter." (Design Guidelines, p.6). While certain owners in the Business Park are not in compliance with these standards as a result of their existing M58 uses, clearly the objective of over 80% of the Business Park owners in approving these CC&Rs was to conform current and future uses closer to M52.

The Business Park's governing Association and its officers have endeavored to enforce compliance with the CC&Rs and other rules. Enclosed, for your information, are copies of the following:

- Letter to County of San Diego, DPLU, dated July 25, 2007, sent by counsel to Folex Company, the original developer of the Business Park and currently an owner of two lots, advising DPLU of "serious concerns about existing, potential unlawful uses on the Property which include operation of an impound lot." (Pgs 7-8 of "MM-Encls.pdf")
- Code Enforcement Information Forms submitted on November 30, 2007 to the Community Planning Group's Code Enforcement Representative regarding non-compliant uses within the Business Park, and subsequent e-mail correspondence sent between January 2008-May 2009 seeking resolution of the reported matters. (Pgs 9-20 of "MM-Encls.pdf")
- Letter from Architectural Committee of the Business Park, dated January 30, 2008, to one of its business owners regarding non-compliance with the CC&Rs in the submission of defective site plans. (Pgs 21-23 of "MM-Encls.pdf")

The Community Planning Group can be assured that several owners in the Business Park and members of its Board of Directors intend to continue the efforts evidenced by the above documents, and to diligently pursue compliance with all applicable documents and rules. M52 zoning would not only promote compliance with the Business Park's governing documents, it would also promote compatibility with the large residential community located just east of the Business Park, as it would generally prohibit the establishment of new heavy industrial uses that bring offensive noise, odors, activities, or unsightliness to the community and its residents. Indeed, for just this reason, the General Plan Update states that the "Limited Industrial" designation is appropriate "for areas in close proximity to residential development," such as the Business Park. (Draft General Plan Update, p.3-15, 16.) Similarly, the Design Guidelines support the proposition that industrial districts should not coexist with residential districts. (Design Guidelines, p.5).

In contrast, retention of the M58 (High Impact Industrial) zoning would be inconsistent with the Limited Industrial General Plan Update designation, the surrounding environment, and the original and continuing vision of the Business Park. M58 zoning is the most intense industrial zone described in the County's zoning ordinance. The County acknowledges that uses allowed in the M58 zone have "moderate to high nuisance characteristics" (County Zoning Ordinance, § 2580) and therefore should not be located in proximity to residential or commercial uses (Draft General Plan Update, p. 3-16). Uses permitted in the M58 zone, such as storage of inoperable vehicles and heavy equipment, scrap operations, swap meets, petroleum refining, and manufacture of explosives and radioactive materials are not harmonious with the surrounding environment and land uses. The few M58 uses currently existing in the Business Park, such as a tow lot and a junkyard, are a serious blight to the community and subject its residents and business owners to views of unsightly, inoperable vehicles and unreasonable noise at all hours of the day and

night. These incompatible uses will only continue to grow in number and severity if M58 zoning continues to apply.

I note there have been some suggestions that a “compromise position” of M54 zoning should be adopted, and submit that adoption of M54 zoning would not change anything because the uses permitted under the M54 zone are essentially the same as those allowed under the M58 zoning and therefore would continue to expose the community to blight.

I understand that, if the M52 rezoning is adopted, those Business Park owners engaged in M58 uses will be “grandfathered in” and thus will be entitled to continue this use. As a result, adopting M52 zoning will not be an overnight fix. Nevertheless, I encourage the Community Planning Group to support the Limited Industrial zoning designation that implements the County’s long term vision of beautification for Spring Valley.

As a business owner, I can appreciate that many decisions require thoughtful debate. The decision to zone the Business Park to M52, however, seems to clearly tip in favor of rezoning. It is my understanding that current uses of the land will not be disrupted. The reality is that no owner or tenant currently in the Business Park will be restricted or forbidden from running their business or making a living if the property is rezoned. This decision is merely a vote in favor of a long term vision for Spring Valley.

In summary, please consider that rezoning the Business Park to M52 will increase property values and beautify Spring Valley, will remain consistent with your previous recommendations to the County regarding land use, and will not cause harm to or displace any current business owners or tenants.

I appreciate your time in considering these measures and your service to Spring Valley.

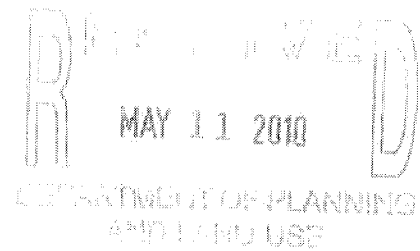
Sincerely,

Robert Hodges
President
Action Marketing, Inc.

1036 Gillespie Dr.
Spring Valley, CA 91977

May 10, 2010

RE: Parcel Number 584-510-08-00



Dear Sirs,

I am writing in reference to the Notice of Property Changes dated May 4, 2010 for Property Assessor Parcel Number 584-510-08-00. My husband and I are very upset that the county is proposing to change the zoning of our land from Commercial (6-RES) to Village Residential (VR-7.3). The short notice of this proposal does not allow us adequate time to research the financial implications to us of such a zoning change. It is of concern to us that owners of the properties adjacent to ours have not received such a notification. It appears that only our property has been identified for this proposed zoning change.

We purchased this property to provide us retirement income and ultimately to have as an inheritance for our children. The proposed zoning change would pose a financial hardship on our household as it would impact our current rental contract.

We respectfully request the DPLU reconsider this proposed zoning change or at least postpone the proposed change to allow us as property owners to further research the financial implications to our family. We look forward to your replay.

Sincerely,

Rosalina & Jackie Jackson, Trustees
Jackson Family Trust 3-8-06

Lardy, Eric

From: Victoria Bryan [victoriabryan@ymail.com]
Sent: Thursday, June 03, 2010 5:30 PM
To: DPLU, gpupdate
Subject: Response to Notice of Proposed Property Changes

DPLU Staff;

I am responding in regards to the notice I've received on Proposed Property Changes. The Property Assessor Parcel Number is 248-046-01-00. I am in full support of this change and want to make my position known on this matter. Thank you Sandra Jimenez - 5453 S 3400 W, Roy UT, 84067

Lardy, Eric

From: Steven Kahn [stevenkahn27@gmail.com]

Sent: Friday, June 11, 2010 9:24 AM

To: Lardy, Eric

Subject: proposed density changes - spring valley, ca.

Mr. Lardy

Thank you for your time in reviewing this e-mail correspondence in reference to the proposed change in density in the Spring Valley area.

I have recently reviewed your departments letter with the proposed changes and I feel the dramatic change to the allowed zoning may be a detriment to our area.

My family has owned property in Spring Valley for nearly 40 years, and I feel the future values of many property owners within this area may be adversely effected by these changes.

Please accept this as a request to review the proposed change from 40 units per acre to 7.3 as a dramatic shift to affect values in the area. Please consider a more modest change, possibly to 20 units per acre with a case by case review of any future permit requests.

Thank you for your time on this matter,

Sincerely,

Steven Kahn
619-992-7368

6/30/2010

Lardy, Eric

From: rkluge1@cox.net
Sent: Tuesday, June 08, 2010 12:50 PM
To: Lardy, Eric
Subject: Opposition to proposed property zoning changes

Parcels in question:
501-177-01-00
501-177-02-00
501-177-03-00

Dear Mr. Lardy,

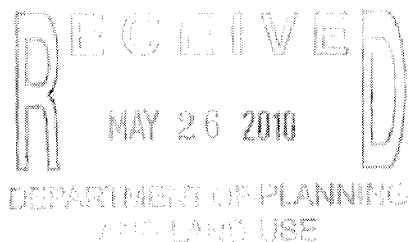
I am opposed to the proposed change in the density designator to 7.3 from 40. Reducing the density would be inconsistent with 2 buildings within 2 blocks of the above parcels and therefore inconsistent with the surrounding community.

I believe one of the buildings has an approximate density of 20 and the other 24. I believe a density of 22 would harmonize with the surrounding community. I ask you to please make this change.

Sincerely,

Robert Kluge B.S. D.D.S.

1 - 247
JOHN KOSMAS
ATTORNEY AT LAW
T.A. KOSMAS BUILDING
1831 FOURTH AVENUE, STE. B.
SAN DIEGO, CALIFORNIA 92101
(619) 238-0491
FAX (619) 238-0492



May 25, 2010

Mr. Jimmy Wong
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California, 92123-1666

In Re: Opposition to Proposed Property Changes
Property Assessor Parcel Number 564-030-12-00

Dear Mr. Wong:

I am now in receipt of a NOTICE OF PROPOSED CHANGE to the zoning designation of the above referenced property. While the property is currently designated S87, the current proposal is to change the zoning designation to RU. This site has been in use by the US Postal Authority for the last eighty (80) years. It services approximately 2500 residences and numerous businesses including, but not limited to, Qualcomm, Northrop Grumman, Cardinal Health and General Dynamics. Within a one block radius on Granger Avenue, there is a tortilla factory, an auto mechanic, a beauty shop and a Church, in addition to several drinking and dining establishments. To be candid, to change this property to a RU designation, will reduce the monetary value and, more critically, the ability to continue and operate as a Post Office.

As an aside, on March 5, 2010, I sent your office a copy of an Order of Decree of Distribution, dated December 7, 1951. In response, I received a letter from your department, dated March 17, 2010, indicating you have no record of the legal description for this parcel. On page three (3) of this Order, however, there appears a legal description of the subject property. I am therefore uncertain where the confusion lies. Nevertheless please review your files so that this matter may be resolved.

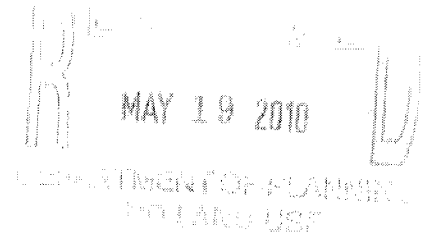
Thank you for your anticipated courtesy and cooperation.

Very truly yours,

A handwritten signature in dark ink, appearing to read "John Kosmas", written over a large, loopy flourish that extends to the left and underlines the signature.

JOHN KOSMAS, Trustee
Kosmas Family Trust

S & K LAND AND CATTLE CO. LLC.
57 THE POINT
CORONADO, CALIFORNIA 92118
619.429.7820



5/17/10
County of San Diego
Department of Planning and Land Use
5201 Ruffin Rd.
Suite B
San Diego, Calif. 92123-1668

We have received a notice of proposed property changes for the following properties:

114-070-01-00
114-070-16-00
114-070-26-00
114-020-04-00
114-030-05-00

The notice states that the Planning Commission is recommending a General Plan change in zoning from the current 18-MRU to RL-80. After attending the Hearing on April 18th it appears that many of the landowners are opposed to the change. The Five K General Partnership is **opposed** to the change for the following reasons:

1. Some of the parcels outlined above are less than 80 acres.
2. The change in zoning effects the value of the property, which amounts to an "illegal taking" of these properties
3. There is no material benefit to the County for the change in zoning, and may result in unintended consequences of lower assessments and lower property taxes.
4. We are concerned that the wording of the document would allow the county to declare the properties part of the multiple species conservation corridor, which would impact our cattle grazing operation.
5. The proposers of this zoning change are not stakeholders for these properties, and while the changes look good on a grid, the impact to property owners is grave.

Please reconsider the zoning changes for these properties, and leave them in their original zone of 18 - MRU,

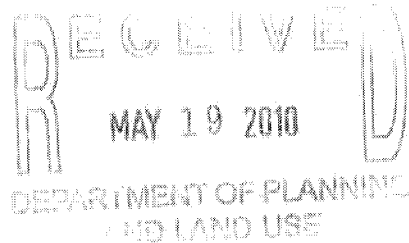
Sincerely,

A handwritten signature in black ink, appearing to read 'Eric D. Kroesche'.

Eric D. Kroesche
Manager S & K Land & Cattle Co. LLC

cc: file
SD Farm Bureau

Five K General Partnership
57 The Point
Coronado, Calif. 92118
858-530-1193
Eric Kroesche General Partner



5/17/10

County of San Diego
Department of Planning and Land Use
5201 Ruffin Rd.
Suite B
San Diego, Calif. 92123-1668


We have received a notice of proposed property changes for the following properties:

114-070-38-00
114-070-32-00
114-030-04-00

The notice states that the Planning Commission is recommending a General Plan change in zoning from the current 18-MRU to RL-80. After attending the Hearing on April 18th it appears that many of the landowners are opposed to the change. The Five K General Partnership is **opposed** to the change for the following reasons:

1. Some of the parcels outlined above are less than 80 acres.
2. The change in zoning effects the value of the property, which amounts to an "illegal taking" of these properties
3. There is no material benefit to the County for the change in zoning, and may result in unintended consequences of lower assessments and lower property taxes.
4. We are concerned that the wording of the document would allow the county to declare the properties part of the multiple species conservation corridor, which would impact our cattle grazing operation.
5. The proposers of this zoning change are not stakeholders for these properties , and while the changes look good on a grid, the impact to property owners is grave.

Please reconsider the zoning changes for these properties, and leave them in their original zone of 18 - MRU,

Sincerely,

Eric D. Kroesche
General Manager

cc: file
SD Farm Bureau



PRAIRIE SCHWARTZ HEIDEL, LLP

WWW.PSHLAWYERS.COM

TIMOTHY K. GARFIELD
 LYNN L. HEIDEL
 LAUREL LEE HYDE
 ROBIN M. MUNRO
 MICHAEL W. PRAIRIE
 WILLIAM J. SCHWARTZ, JR.
 KEVIN P. SULLIVAN

ASSOCIATED COUNSEL
 OMAR T. PASSONS

WRITER'S EMAIL:
 WSWHARTZ@PSHLAWYERS.COM

May 28, 2010

VIA EMAIL

Eric Gibson, Director
 Department of Planning and Land Use
 County of San Diego
 5201 Ruffin Road, Suite B
 San Diego, California 92123-1666

Re: General Plan Update and Rezoning of Legend Smelting & Recycling, Inc.
 Property in Spring Valley Community Planning Area

Dear Mr. Gibson:

We recently have been retained to represent Legend Smelting & Recycling, Inc. (Legend) with regard to the General Plan Update and zoning consistency efforts being undertaken by the County. The Legend site is located at 2520 Sweetwater Springs Boulevard in Spring Valley, in the immediate vicinity of the intersection of Jamacha Boulevard and Sweetwater Springs Boulevard.

Currently the site is fully employed with industrial uses which are consistent with the existing General Plan designation of "High Impact Industrial" and the existing M-58 High Impact Industrial zoning on the property. This designation and zoning apply to a significant number of other properties adjacent to the Legend property.

The proposed General Plan Update designation for Legend's property is "Limited Impact Industrial" and the current zoning proposal would downzone the property to the M-52 Limited Impact Industrial zone. Our client was not aware during the processing of the General Plan Update that the reduction in General Plan designation from "High Impact Industrial" to "Limited Impact Industrial" would have such a serious effect on the operations taking place on the subject property. This effect has now been made clear in the proposed zoning to M-52. Inasmuch as our client has a continuing industrial use on the property, we are urging that no changes be made either to the General Plan designation or to the zoning on the property.

While we recognize that the proposed General Plan and zone changes would not immediately prevent Legend from continuing its operations, the company would be under the continuing cloud and scrutiny of becoming a legal nonconforming use. This would have a substantial adverse impact on the operations on the property, both presently and into the future.



Mr. Eric Gibson
May 28, 2010
Page 2

Thank you for your consideration of this request. We understand that the Planning Commission has previously taken action on the land use designation for this property. However, we will continue to make our case in this matter before the Board of Supervisors at its hearings later this year. We do intend to appear at the Planning Commission hearings on zoning consistency, which we understand are scheduled for July 9, 2010, and continue to pursue our request for retention of the M-58 zoning.

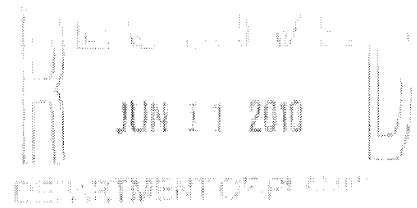
Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Schwartz, Jr.", with a long horizontal flourish extending to the right.

William J. Schwartz, Jr.

WJS:mam

cc: Mr. Mark Sasko, Legend Smelting &
Recycling, Inc. (via email)
Mr. Paul Leary, Legend Smelting &
Recycling, Inc. (via email)
Mr. Devon Muto (via email)
Mr. Eric Lardy (via email)



June 7, 2010

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1688

RE: Parcel # 242-010-23-00

Dear Sirs:

I am the Trustee of the above property and have received your "Notice of Proposed Property Changes". This property has three excellent building sites. Your proposal would limit the buildings that could be placed on the property to only one site.

I am opposed to the proposal.

Sincerely,


Larry A. Leochner, Trustee

Lardy, Eric

From: Joshua Maly [maly.joshua@gmail.com]
Sent: Friday, June 04, 2010 12:01 AM
To: DPLU, gpupdate
Subject: Notice of Proposed Property Changes #183-151-15-00

Property Assessor Parcel Number 183-151-15-00

Eric Lardy,

I am in ***opposition*** of this Property Proposal. I do ***NOT*** want to see this pass. We moved in to the new houses on Calle Quinn because of the single family environment. With the proposed changes would give access to **multi family dwellings**. **Apartments** will be included in this along with **Low Income housing and Rehab Centers**. With this change **Crime rate will increase**. They cannot control the crime that happens now. Look at our property for proof!!!! **Property Value will decrease** with the proposed changes. **Increased traffic** and foot traffic with the *insufficient* sidewalks this close to the school is dangerous and *incomplete planning*. If this is something good there would be dates for the meetings where we could show support, this is kept under wraps and planned around long weekends and holidays for why? Hmmm????? sounds familiar...

Joshua Maly
110 Calle Quinn
Vista, CA. 92083

Allen Matkins

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law
501 West Broadway, 15th Floor | San Diego, CA 92101-3541
Telephone: 619.233.1155 | Facsimile: 619.233.1158
www.allenmatkins.com

Jeffrey A. Chine
E-mail: jchine@allenmatkins.com
Direct Dial: 619.235.1525 File Number: 246637-00002/SD744827.01

Via Email/US Postal

May 18, 2010

Eric Gibson, Director
County of San Diego
Department of Planning and Land Use
5201 Ruffin Rd, Suite B
San Diego, CA 92123

Re: General Plan Update Zoning Consistency Review

Dear Mr. Gibson:

We are writing on behalf of Newland Real Estate Group, LLC and its affiliate, Newland National Partners, L.P., the managing member of NNP-Stonegate Merriam Mountains, LLC, which owns or controls approximately 2,300 acres known as Merriam Mountains (the "Property"). We have reviewed the proposed Initial Draft Zoning Consistency Review April 2010 ("Map") for the Twin Oaks Valley Area, and submit these comments for your consideration.

Our client only recently began commenting on the GPU, focusing instead on the Merriam Mountains project application, which the Department of Planning and Land Use ("DPLU") and the Planning Commission supported. As you know, that project application was "grandfathered" under the existing General Plan. Because the Board of Supervisors voted to deny the project, we are now compelled to comment upon the GPU and the associated Zoning Consistency Review. We share many of the overarching concerns expressed by other property owners and business organizations, such as the San Diego County Building Industry Association, with regard to the GPU and the associated environmental impact report, but this comment letter focuses specifically on the proposed zoning consistency review.

It is our understanding that the Property currently contains a host of zoning classifications, including A-70 (limited agriculture), C-36 (general commercial), M-52 (limited impact industrial), RR-25 (rural residential, with 4-acre use minimum), RR-5 (rural residential, with 2- to 4-acre use minimum), S-82 (extractive use), and S-92 (general rural use). Based on our review of the applicable Map, the recommended zoning for the majority of the Property is Rural Lands (RL-40), with some of the acreage adjacent to the freeway zoned for Office Professional and General Commercial. The proposed rezoning would have a profoundly negative effect on the Property, and raises serious concerns from a legal perspective (most notably, a possible regulatory taking). In addition, we must question whether this forced "down-zoning" really represents good planning

sense. For example, we do not believe that creating an island of commercially designated land near the freeway, surrounded by very low intensity rural uses, is the best use of the Property.

As recently explained in our April 14, 2010 letter to the Planning Commission, we believe it makes much more sense for the General Plan Update to designate some portion of the Property adjacent to the commercial land as Village Residential. This would allow for compatible, step-down development and would prevent the creation of an isolated commercial block. The Village Residential designation lends itself to designs compatible with adjacent uses and promotes sound planning consistent with smart-growth principles.

As to the remainder of the Property, we requested that the Planning Commission consider the Semi-Rural Residential (SR-4), 1 du/4, 8, 16 acres designation, the closest possible GPU designation to that which currently applies to the Property. We were asking, in effect, simply to maintain the status quo for the portion of the Property which is neither Village Residential nor Office Professional and General Commercial.

We reiterate that same approach would be appropriate here. Rather than "down-zoning" nearly all of the Property, a better approach would be to rezone some land adjacent to the commercial zones as Village Residential, and the remainder of the Property as Semi-Rural Residential (SR-4). Those zoning classifications would be the closest to the current General Plan, and would be consistent with the request we made to the Planning Commission last month. More importantly, those classifications would make the most sense from a legal and planning perspective.

We believe that the Property is uniquely affected by the GPU given recent events and the circumstances that surrounded the Merriam Mountains project. The Map we have reviewed would unfairly punish our client, and we urge DPLU to reconsider prior to moving forward with the proposed zoning consistency review.

We appreciate the opportunity to comment on the Map. If you should have any questions, please do not hesitate to contact me.

Very truly yours,



Jeffrey A. Chine

cc: Board of Supervisors (via email)
 Planning Commission (via email)
 Ms. Chandra L. Wallar, General Manager/Deputy Chief Administrative Officer (via email)
 Mr. Michael L. Rust (via email)
 Mr. Joseph L. Perring (via email)
 Mr. Gordon D. Youde (via email)
 Mr. Greg Bielli (via email)



County of San Diego

ERIC GIBSON
DIRECTOR

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/dplu

June 2, 2010

Allen Matkins Leck Gamble Mallory & Natsis LLP
501 West Broadway / 15th Floor
San Diego, CA 92101-3541
(Attn: Jeffrey A. Cline)

General Plan Update Zoning Consistency Review

Dear Mr. Cline,

The Department of Planning and Land Use (DPLU) appreciates your review of the General Plan (GP) Update and the associated Zoning Consistency Review and acknowledges your concerns for the proposed rezoning shown for the Merriam Mountains property on the Initial Draft Zoning Consistency Review Map (April 2010) for the Twin Oaks Valley Planning Area. Since the GP Update is proposing to remove residential density from zoning and address it only in the General Plan land use designations, your concerns appear to be focused on the proposed GP Update land use map, rather than the underlying zoning changes that are only intended to ensure that the zoning is consistent with the GP Update land use map designation changes. Therefore the concerns expressed in your letter are with the General Plan land use map designations recommended by the Planning Commission on April 16, 2010, rather than the zoning changes made solely to be consistent with the land use designations.

DPLU disagrees that the proposed land use map designation changes to the Merriam Mountains property do not represent "good planning sense". When considering the guiding principle and goals and policies of the GP Update, the subject property has been assigned land use designations and densities that are reasonably attainable when environmental and physical concerns are considered. The proposed Rural Lands 20 designation for a majority of the property is consistent with the constraints of the property. The property has significant physical constraints, particularly steep slopes greater than 25 percent. The density assigned is consistent with the primary objective of draft GP Update Guiding Principle 5, Ensure that development accounts for physical constraints and the natural hazards of the land. The Rural Lands densities are also consistent with draft Land Use Element Policy LU-6.8, Development Conformance

with Topography, which requires development to conform to the natural topography and to limit grading and to Policy LU-9.2, Density Relationship to Environmental Setting, which directs lower densities to areas that contain steep slopes and other environmental constraints.

The proposed land use map is also a result of Guiding Principle 10, which establishes the objective to recognize community and stakeholder interests while striving for consensus. While both staff and the Twin Oaks Valley Sponsor Group initially supported a Rural Lands 40 designation over the majority of the property, a Rural Lands 20 designation resulted during the 2003-2004 Planning Commission and Board of Supervisor GP Update hearings on residential densities. The Sponsor Group, along with environmental interests, has advocated its position for a Rural Lands designation for the Merriam Mountains property throughout the GP Update planning process. Therefore, based on the physical and environmental constraints, along with an effort to build consensus, DPLU continues to recommend a Rural Lands 20 designation under the GP Update for the majority of the Merriam Mountains property, rather than Village Residential and Semi-Rural densities that are suggested by your letter.

DPLU also disagrees that the designations proposed in the GP Update land use map would constitute a regulatory taking and "unfairly punish" your client. The County of San Diego is not denying any economically viable use of a property. There is no legal right established to retain a land use or intensity designation placed on a property. As discussed above, the GP Update uses established criteria that assigns density based upon characteristics of the land and this has been accomplished through a very inclusive public planning process.

In addition, the changes to the GP Update land use map proposed in your letter, such as Village Residential densities adjacent to the commercial areas and Semi-Rural 4 for the remainder of the property are not appropriate this late in the planning process. The land use map has evolved from a multiple year planning process involving many stakeholders, including the Twin Oaks Valley Sponsor Group and representatives from GP Update Steering Committee and Interest Group. These groups have held numerous meetings and have worked in the development of the GP Update guiding principles and goals and policies, along with the land use map, since early in the process. Subsequently, these principles on which the land use map is based have been endorsed by the Board of Supervisors and Planning Commission in public hearings. The result has been a draft General Plan land use map, endorsed by the Planning Commission on April 16, 2010, that has evolved from this public process and that responds to these guiding principles and goals and policies.

DPLU appreciates your input and participation in the General Plan Update process. If you have further questions or comments, please do not hesitate to contact Devon Muto at 858-694-3016 or devon.muto@sdcounty.ca.gov.

Jeffrey A. Cline

page 3 of 3

June 2, 2010

Sincerely,

ERIC GIBSON, Director
Department of Planning and Land Use

EG:RC:

CC: Board of Supervisors
Planning Commission
Chandra Wallar, Deputy Chief Administrative Officer

May 13, 2010

To: County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

From: Maureen Olson
Cactus Flower LLC

Re: Notice of Proposed Property Zoning Change

To Whom It May Concern:

I own four parcels of land (APN's: 184-181-01,-03,-22,-33) near the City of Vista, but in an unincorporated area within the County of San Diego. On May 4, 2010, I received a notice from the County of San Diego that my property's zoning is proposed to be changed via the approval of the San Diego County General Plan. This zoning will change the density allowable on my property from 2-RES to VR-30, and increases the allowable density from 1 unit per acre to 30 units per acre.

As a long time land owner, I am writing this letter in support of the change proposed within the General Plan update. It is my belief that it is only logical for properties such as mine, which are located adjacent to the new Sprinter light rail system, to be utilized more effectively with higher density housing. The County recently spent \$477,000,000 to create a mass transit system. It is only logical to develop housing adjacent to this transit system to increase ridership and to reduce traffic.

Thank you,

Maureen Olson
H and P Sales
2022 Victory Dr. Vista, Ca. 92084
cell 760 458 5450
office 760 727 2614 x 200

From: Steve Powell [mailto:woodcresthomes@cox.net]
Sent: Wednesday, May 12, 2010 9:16 AM
To: Stiehl, Carl
Cc: carol@realestateramona.com; Muto, Devon
Subject: CORRECTED email

I'm resending this email due to a directional error on my part; sorry for the confusion. Steve Powell

Hi Carl,

Thanks for speaking with me this afternoon in regards to the proposed zone changes for APN #'s: 282-130-19, 20, 21, 22, 23, 24 & 25. As discussed these properties are currently zoned RV15 and are located between Day St. to the west, 16th St. to the east and front La Brea St. in Ramona. The May 4th DPLU letter that was sent to all affected property owners indicates that the proposed zone change would change the RV15 designation to C36. This new designation would only benefit a commercial developer if they were to assemble all of these properties in addition to the properties that are located directly to the ~~south~~ north that front Main St. between 16th and Day St. In doing so that developer would be able to plan a "Big Box" shopping center similar to that across the street (Stater Bros.) - However if such a developer never assembles all of those properties or any one of the individual properties that currently front Main St. gets developed all of the property owners that front La Brea St. would be left hanging with worthless property due to the fact that there would be no demand for commercial property fronting La Brea Street.

I understand that the Planning Commission endorsed the Ramona Community Planning Groups recommendation for this zone change. Nevertheless I believe that it was with the understanding that there would be a residential component option that would protect the value of those properties in case the Main St. properties get developed first and or an assemblage never happens. As we discussed it seems that a C34 designation would be more appropriate in this particular case for this particular block. It is my understanding that this designation would support a master planned commercial project if that is the way things were to go and at the same time protect the use of the property that fronts La Brea St. if a master planned commercial assemblage never happens.

I would really appreciate any feedback you could provide in regards to this option. Please feel free to contact me at any time if you would like to discuss.

Thanks for your time,

Steve Powell

Day Street Development, LLC
Woodcrest Homes Inc.
Ramona KMA, LLC
LB Village Investments, LLC
Stonecrest Development Inc.
P.O. Box 823
Ramona, CA 92065
o: 760-789-5493
f: 760-787-9854
c: 760-271-9400
Email: woodcresthomes@cox.net

Request for Zoning Change With Operations and Facilities

Submitted by
The American Legion Post 853
4515 Borrego Springs Rd.
P. O. Box 2653
Borrego Springs, CA 92004—2653

By:
Roger Ries, Commander
760-533-5730
David McCleerey, Past Commander
760-767-3570
714-504-6672

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I. Forward & Purpose

The American Legion Post 853 in Borrego Springs, California operates a Legion Club on property that is not zoned for club use. Moreover, the mission of the American Legion (Legion) includes service to the community at large. Part of that service usually entails a public meeting facility, for service clubs and social events. The zoning on the two parcels currently being purchased by the American Legion Post 853 (Post 853) does not permit a community public use facility's operation.

The purpose of this request is to have two parcels, now zoned C-42, rezoned to facilitate the continued accomplishment of the missions of the American Legion and better serve the interests of the community. Also, it appears that a Special Use permit might be required to operate a campground/RV park. The business plan of Post 853 assumes a change to the current zoning will not restrict the development of an RV facility.

II. Executive Summary

The American Legion was founded following World War I. Its mission was to serve veterans, as it remains today. As Legion Posts developed in cities across America, it became evident that as a community entity, its mission would broaden to include community service. Post 853, in Borrego Springs, has adopted the service role of Legion Posts everywhere to the extent it has had the ability to do so. Current zoning, if strictly enforced, would terminate Post 853 operation. It also would prohibit development of the scope of service operations envisioned by Post 853's membership.

The Borrego Springs Legion grew from an informal veterans' association in 1997. Soon after the formation of Post 853 in 1998, the property now inhabited by the Post (Tax P No. 200-05-12) was purchased. The doublewide mobile home residence was converted to a clubhouse which began operations in 1999.

No due diligence was undertaken prior to the purchase. Actions were taken, based on verbal assurance, that the zoning was correct for the operation.

Three years ago, the County of San Diego notified Post 853 of its various code and zoning violations. Although Post 853 has invested considerably in the 14 acre parcel (six sewer bonds are owned by the Post), the membership resolved to obtain a parcel zoned for a lodge in the heart of town. A parcel of less than two acres was purchased opposite the circle community park, just off Via Sureste. This property, a combination of three lots, adjoins a property already owned by Post 853. There is considerable resistance to the construction of a Legion Post in a mixed-use area, including:

- an existing commercial food operation,
- members of the general public, who publish their concerns in the local press and,
- a majority of Post 853's members.

Post 853 respectfully requests a change in zoning that will permit:

- Lodge
- Multiple purpose room for members and the public
- Restaurant
- Bar
- RV operation with separate sanitary facilities
- Possible swimming pool
- Possible storage facility

These uses are explained more fully in the sections that follow. Granting our request will allow Post 853 to play its best role as community citizen and better serve our veterans.

III. Uses Sought and Their Purpose

This section of our request discusses the uses hoped for under new zoning and their purpose or effect on the various missions of the American Legion.

A. LODGE

Post 853 is currently operating in violation of both its property's zoning and various health and safety codes. To remedy this situation, the Post must build a proper lodge which can have several functions.

The first of these functions is to continue to have a meeting place for Post members. It is during meetings, by a majority vote of members, that the Post adopts various community service projects or funding for them. The lodge earns funds for the veterans' home in Chula Vista, the VA hospital in La Jolla, the Naval hospital in San Diego, special individual grants to disabled veterans, the Wounded Warrior program in San Diego, and a host of local and state causes.

In the recent past the American Legion family at Post 853:

- The American Legion,
- The American Legion Auxiliary,
- The Sons of the American Legion,
- The American Legion Riders,

have raised funds for the veterans' causes previously listed, as well as for:

- The State Park Outreach program to educate teens about the desert.
- Boys & Girls development include:
 - Boys & Girls State for high school juniors
 - Americanism and Flag etiquette programs in elementary school

- Defraying uniform and insurance costs for youth athletic programs
 - Boy Scouts
-
- Local drama and arts
 - Flag Pole for the high school football field

The lodge is also, where we base a variety of public awareness programs. We decorate the main street with American flags on appropriate days. We store our antique Scout Car and decorations at the lodge.

B. MULTIPURPOSE ROOM

Our present small meeting room doubles as a dining room. It is augmented by an open, covered porch. Here we hold our regular meetings and on occasion, with the permission of the state Alcohol Beverage Control Board, public events. In the past few months, the facility has been used for a reunion and a wedding party. A newer, more spacious facility would greatly increase our utility to the community.

Service clubs, in particular, have expressed interest in use of a community facility. Based on what we have learned from other Posts, a first rate facility would see more use for family celebrations.

C. RESTAURANT

Meals at the Post are a major source of funds for various Post 853 projects. As our facility now stands, we do very little in this area because of the very sensible restrictions for our present facility.

We envision a kitchen facility adjacent to the multipurpose room to serve the various eating requirements of members, guests and rent paying special users.

D. BAR

The bar provides a members-only social facility. Because we are all volunteers, our prices are attractive to retired veterans who, despite career service, need to manage finances carefully.

A proper, safely equipped bar facility could attract more members to the Legion society. Post 853 has over 300 members, 150 Auxiliary members and 50 Sons of the American Legion. Our present bar seats 12 people.

E. BOY SCOUTS

Post 853 sponsors boy scouting for the community. The activity requires a safe meeting and camping site for the development of scouting programs. At present, an approximate one-acre area is fenced off for scouting use at the northwestern portion of our property.

It is hoped that zoning to accommodate our many other proposed uses will permit the periodic camp outs, games and learning experience activities to continue on the property.

F. RECREATIONAL VEHICLE OPERATIONS

At present, we have seven RV sites for veterans. We would hope to be able to continue to offer limited RV facilities in the future. For veterans we request a donation which approximates the cost of the electricity they use. For those who park without electricity we simply ask for a non-specified donation.

From the moment the Post entered into the purchase agreement for the property, it was planned that, at some point, we would either directly or with a developing partner, construct an RV facility which could provide a more complete desert experience, including a separate sanitary/laundry facility. It would probably be important to be able to construct a modest activities building adjacent to the proposed sanitary/laundry structure.

It is crucial to the long-term success of Post 853's endeavor, that the RV park option not be lost in obtaining a lodge appropriate designation.

G. SWIMMING POOL

This use may be the furthest our Post 853's planning horizon, but to make the most of the combined facilities listed in our request, it is included here. Other Legion Posts report higher meal revenues when the pool is "themed in" to events.

H. STORAGE FACILITY

Parcel 200-05-12 might be large enough to include a public use enclosed, lockable storage facility. This proposed use is certainly down the line from the more immediate needs listed, but we would appreciate its inclusion, if possible.

IV. Plot Map

Legend for Proposed Activities

- A. LODGE
- B. MULTIPURPOSE ROOM
- C. RESTAURANT
- D. BAR
- E. BOY SCOUTS
- F. RV OPERATIONS
- F. 1. BUILDING CONTAINING BATHROOMS, SHOWERS, LAUNDRY & GAME ROOM
- G. SWIMMING POOL
- H. STORAGE FACILITY

AL BARRON—LAND SURVEYOR

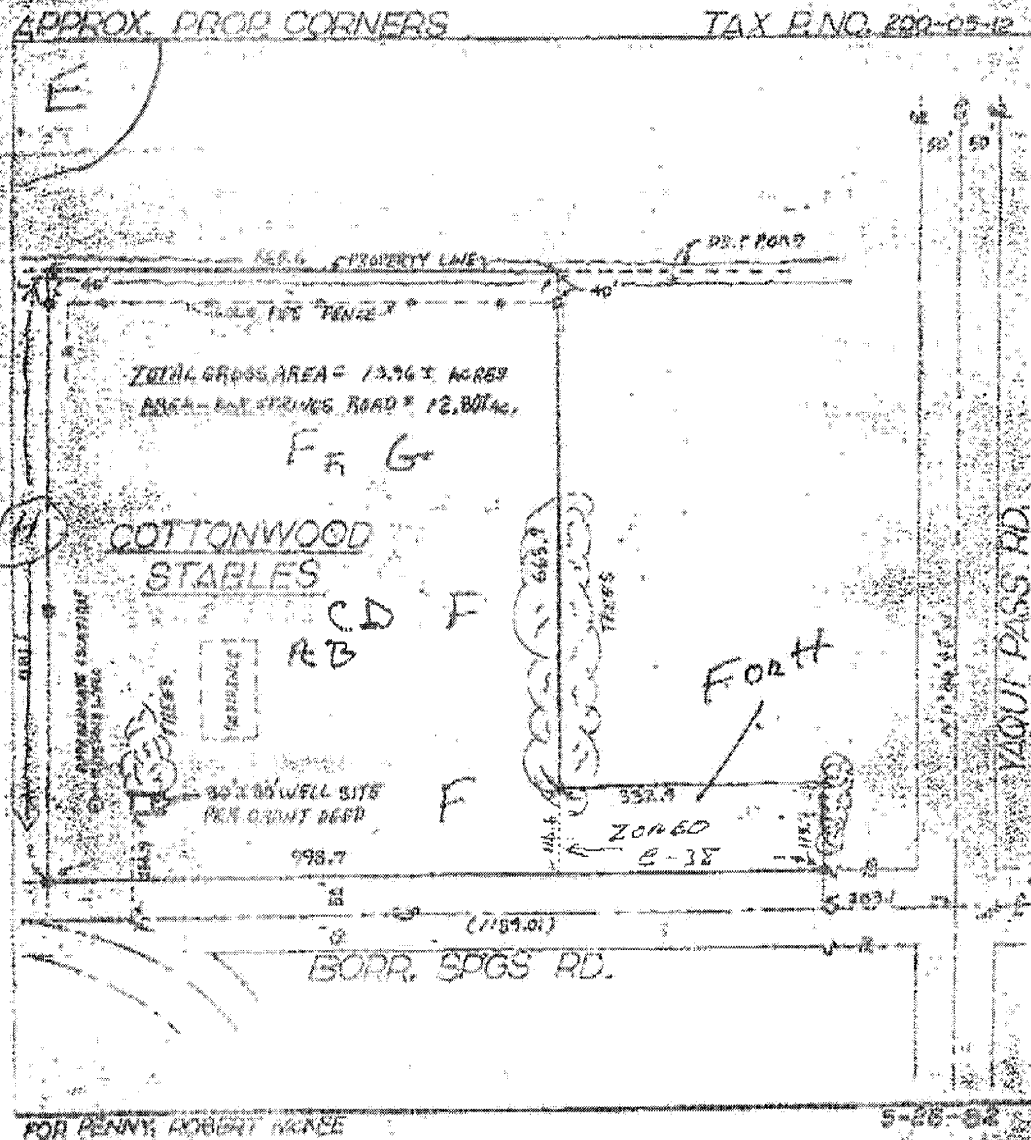
LICENSE NUMBER 4785

Mailing Address: P. O. BOX 194

Street Address: 429 D STREET

BARONA, CALIFORNIA 92065

Phone (714) 789-2944



Dept. of Planning & Land Use
County of San Diego
5201 Ruffin Rd., Suite B
San Diego, CA 92123-1668

5/21/10

Re: Your recent "Notice of Proposed Property Changes" (copy attached) regarding our Parcel Number **398-502-12-00**.

Dear DPLU:

I recently received the enclosed Notice from your office. In it you state that you are proposing to change the Zoning category for the above referenced parcel.

You have obviously made an error since this parcel is zoned
--"Open Space/Wetland" and is inviolate. Yes, the Lakeside Hills HOA does own this parcel, but no one can use it or build on it.

--Your Notice states that the above referenced parcel is **6000 sq. feet** in size. In fact, this parcel is approximately **100,000 sq. feet** and is the biggest of the 6 "open space/wetland" parcels that the HOA owns and maintains.

I have enclosed a copy of a color photo that County Environmental provided to me which shows all of these parcels, plus a map showing **ALL 6** of our open space/wetland parcels.

I have taken the liberty of sending a COPY of all this correspondence to Mr. Jarrett Ramiya, Environmental Planner III of your Dept. He is quite familiar with our situation since, in the past, he has been the one to issue us a "Permit" whenever we have to do a major "Safety Pruning" or tree removal in these areas.

If you have any questions, I can be reached at the email address or the phone number below.

I would appreciate some type of written reply so that the HOA can feel assured that this matter has been rectified.

Sincerely,



John Sowers, Vice President

jsowers2@cox.net

(1-800-735-2922, then tell operator TTY 619-561-5660)

cc. Jarrett Ramiya, Environ. Planner III, DPLU

LAKESIDE HILLS HOA
P.O. BOX 1883
LAKESIDE, CA 92040-9998



Notice of Proposed Property Changes

May 4, 2010

LAKESIDE HILLS HOMEOWNERS ASSN
LAKESIDE HILLS HOA
P O BOX 1883
LAKESIDE CA, 92040

Property Assessor Parcel Number
398-502-12-00

The General Plan Update is proposing the following changes to the property identified above. If a zoning regulation category is not included, then no changes are being proposed at this time.

Proposed Property Changes		
Type	Current	Proposed
General Plan		
Land Use Designation	OPEN SPACE/ WETLAND	VR-15
Zoning		
Use Regulation	RS7	RV
Lot Size ¹	100,000	6000
Building Type ²	K	C
Special Area Regulation ³	-	-
Notes:		
1 - Number indicates required net lot area in square feet unless acres (ac) are specified.		
2 - Building Type Schedule designator; refer to: http://www.sdcounty.ca.gov/dplu/docs/444.pdf		
3 - Consult Sections 5000 to 5964 of Zoning Ordinance for further details: http://www.sdcounty.ca.gov/dplu/zoning/index.html		
Description of Designation/Regulation Codes		
Current General Plan and Zoning		
GP Designation	8-RES	Residential: 14.5 units per acre
Zoning Use Regulation	RS7	Single Family Residential: Intended to create and enhance areas where family residential uses are the principle and dominant use.
Proposed General Plan Update		
GP Designation	VR-15	Village Residential: 15 dwelling units per acre
Zoning Use Regulation	RV	Variable Family Residential: Intended to create and enhance areas where family residential uses are the principle and dominant use.

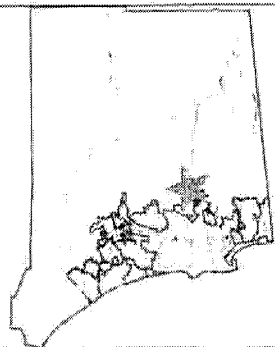
Address any comments or questions to: 858-694-2488 or gpupdate.DPLU@sdcounty.ca.gov
Provide Assessor Parcel Number with all correspondence

See back of this page for Frequently Asked Questions

13799 Sarah Dr. El Cajon CA



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Legend

- ☐ Parcels w/out labels
- ☐ Highways
- ☐ Freeways
- ☐ Streets
- ☐ Water Bodies
- ☐ Biological Open Space
- ☐ Easements
- ☐ Sponsor Groups
- ☐ Sponsor Groups
- ☐ Other
- ☐ Community Planning Area
- ☐ Community Planning Areas
- ☐ 2006 Orthophoto South West
- ☐ 2006 Orthophoto South East
- ☐ 2006 Orthophoto North West
- ☐ 2006 Orthophoto North East



Scale: 1:2,985

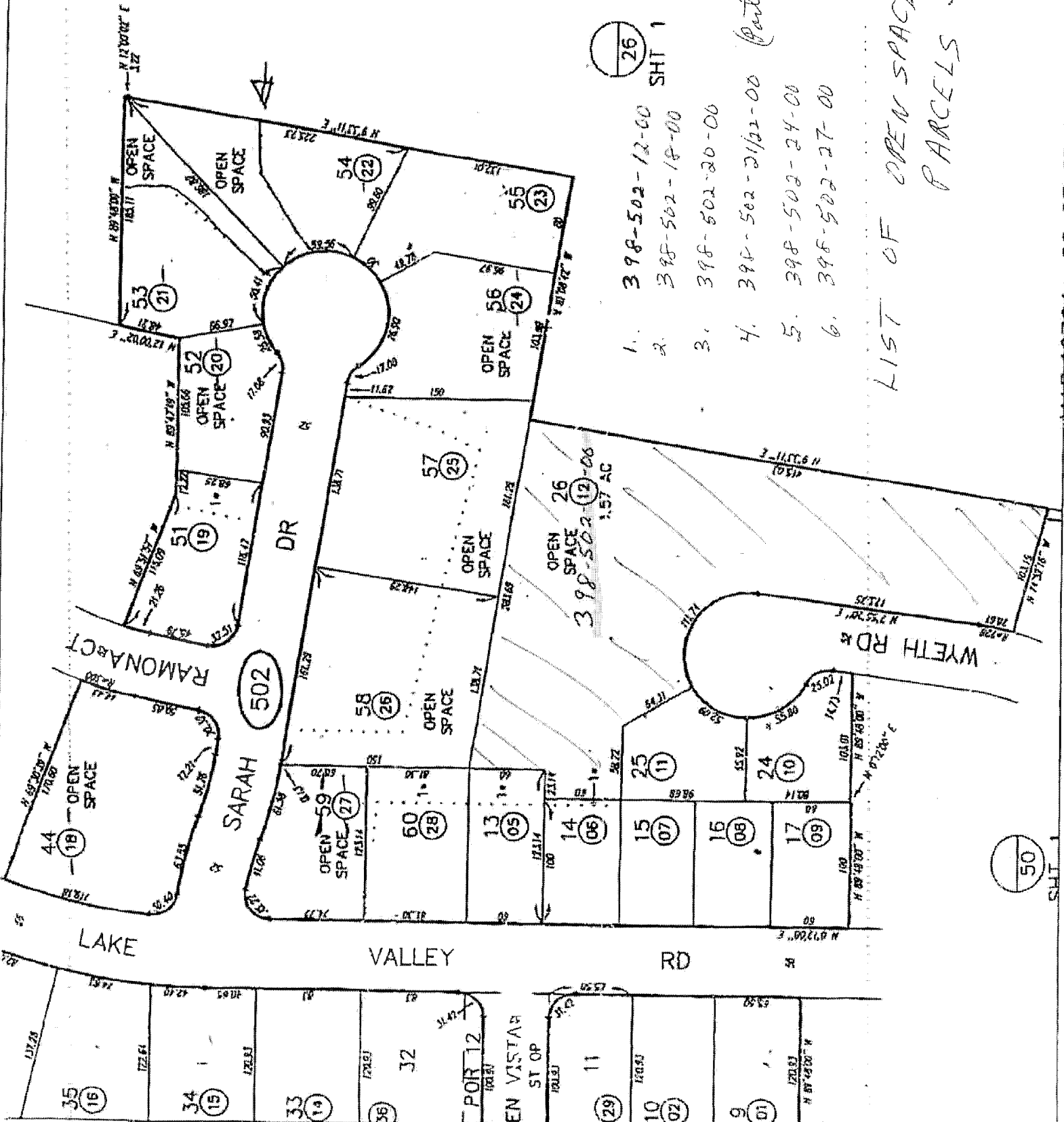


LAKEVIEW HILLS HOA
P.O. BOX 1883
LAKEVIEW, CA 92040-9998

26
SHT 1

1. 398-502-12-00
2. 398-502-18-00
3. 398-502-20-00
4. 398-502-21/22-00 (partial area)
5. 398-502-24-00
6. 398-502-27-00

LIST OF OPEN SPACE/ WETLAND
PARCELS 5 + 1



To: Eric Lardy
General Plan Update
Department of Planning and Land Use
San Diego County
5201 Ruffin Road, Suite B
San Diego, CA 92123

RE: Notice Proposed Property Changes APN's 281-122-21-00, 281-271-12-00, 281-301-10-00, 281-301-09-00, and 281-130-12-00

Dear Sir:

Thank you for discussing the concerns my husband and I have for our properties in Ramona that are proposed for rezoning. Following is our written comments and requests regarding the proposed changes to our industrial and business properties on Highway 78 in Ramona. Please forward this to whoever may need our comments and requests prior to the Planning Commission hearing.

We received proposed property zone changes to all five of our industrial and heavy commercial properties (M54 and C37).

The first one located on Pine Street, assessor parcel number 281-122-21-00, zoned M54. This property is used and has been used by our Equipment Rental and Material Supply business since the early 1980's. Our use is in conformance with the M54 zoning and changing it to A70 & GP designation of RL20 is totally wrong and will significantly affect our property value and future use. When we bought this property the cost was high because of the zoning and highway frontage location. It was for our business use and future expansion of our business.

Our property is on highway 78 just north of the Santa Maria Creek bridge, and a portion of our property is shown in the flood way. See the attached pictures. Except for a portion in the creek bed, our property is on high ground and protected by a raised berm and riprap wall installed by the State when they built the bridge. The berm & riprap wall is the height of the bridge. In our engineer's opinion the floodway line should be at the berm the State built, however it is incorrectly shown on the FEMA maps, which need to be updated. The burden has fallen on us to pay, and we have been paying, to have the maps corrected and the flood way lines relocated to the proper location. This revision would show 0.7 of the 2.83 acres in the floodway and 2.1 acres out of the flood way. Enclosed are a Fema map and County Flood Map with markings, showing what we believe will be the correct revised floodway line location.

We are told that the reason for the zone change is because a portion of our land is in the floodway. So why should our parcel be changed to A70 while a large portion is not even in the floodway and even less after the revised flood map is completed. There is no justification to take away our business and property value.

We request that the zoning remain the same at M54 on parcel number 281-122-21-00. Following is additional information and history of the parcel, which is important for our request.

Industrial use and history of the parcel: In the mid 1980's the State of Calif. Highway Dept. removed the culverts under highway 78, on the Santa Maria Creek, and built a new bridge next to our property, and raised the highway elevation several feet. They also installed a berm and rock slope (approx. 500' long) at the height of the bridge on the southern edge of our parcel. The

berm and rock slope started at the north edge of the new bridge and was constructed in a westerly direction along the north side of the Santa Maria Creek. The State also modified the creek bed and flow line by removing a large dirt island along with a power pole and billboard sign in the Santa Maria Creek south of this projects south lot.

San Diego County issued a grading permit to Gara construction in 1976-78, which raised our parcel several feet. This County permitted grading and the State installed berm and rock slope on our property, as well as the extensive State grading in the creek, created a modification to the floodway location, which is not reflected on the current floodway map. We are requesting and applying for a correction to the floodway line location on the parcel to coincide with the berm and rock slope on the parcel. About 0.7 acres of the parcel is in the Santa Maria Creek and proposed floodway area.

There are existing trails in this area passing under the bridge, used by horse riders and hikers. This area will be, and should be kept as existing and in a natural riparian state, and our property used by our business should be kept as industrial M54.

There has been a continued industrial use of the parcel since the late 1940's. From the late 1940's up until 1974 the parcel was part of the original Ramona sewage disposal plant owned by San Diego County. The parcel was used for settlement and leaching ponds. In 1975, after the new sewer plant was built, the site was sold by San Diego County to Gara Construction and sewer plant was closed. Gara in 1976-1978, under a construction permit for industrial building sites, graded and filled the lot, raising the elevations 2.5 feet on the south side and 3 feet on the north side. Approximately 28 years ago Ramona Equipment Rental (now One Stop Rental) became a tenant of Gara Construction on two adjoining parcels to sell landscape and building material and rental of equipment. Our business is still occupying and using this property for its business. In 1998 and 2001 the two adjoining parcels were sold to us, John and Carolyn Souza (owners of Ramona Equipment Rental).

We have been on this parcel since the 1980's and never have we had any flooding. Before we bought the parcel, Bob Thompson shared the parcel with a seatrain business. He repaired, sold, and stored dozens of seatrains. See attached picture. Not one time was there any flooding on the parcel. Across the creek to the south the County allowed construction of a multi tenant industrial business building at a much lower elevation than ours, which has flooded in the past while ours did not. Their bay doors and the entire parking along the creek south side was flooded. That parcel is lower than our parcel and yet the county has ignored that lower parcel and deemed it not in the floodway. Across 78 to the east the Alamo Mini Storage back lot with motor homes, trailers and other materials stored also floods with a bad rain. It too is not deemed in the floodway.

Surrounding Use: The surrounding land is all industrial use. On the north the neighbors are Superior Concrete & transit mix and Amerigas – bulk propane distribution plant. Across the street is Alamo Mini Storage and EPS – building material lumber yard and fence construction business. On the south across the creek is a multi tenant industrial business building.

It is wrong to change the zoning on our parcel from M54 to A70 when we are in the middle of, and surrounded by, the much needed M54 zoning. Ramona needs more industrial zoning and business friendly zoning to create jobs here and not down the hill. We are surrounded by industrial and M zoning properties. Not RL-20 and A-70.

We bought this property for the M-54 zoning that was needed for our business. Our business operating on this parcel is One Stop Equipment Rental and Landscaping Supplies, part of Ramona Equipment Rental, Inc. We needed the property for the added space required for the landscaping supplies and rental and sales of equipment that is displayed on this parcel for the equipment rental business. We paid top dollar for the zoning and any zoning less than M54 will cause a loss financially to the business and ourselves.

Other Four Noticed Parcels: The other 4 parcels we received “Notice of Proposed Property Changes” are on 10th street (Hwy 78) and behind and adjoining it on “A” Street, Ramona, CA. Parcels 281-271-12-00, 281-301-10-00, 281-301-09-00, and 281-130-12-00. These parcels are across the street from our Rental yard and used in our business. The first parcel is C37 a full block wide between 10th and 9th Street. The other three parcels are C31 contiguous on “A” street to the C37 parcel.

We use these parcels for outside display and storage of large equipment, vehicles and bulk materials for our business and subtenants. They are used as C37 conforming and nonconforming C31. We purchased these parcels for the C37 zoning and expect and intend to further improve them in this continued use.

The proposed change of Parcel 281-271-12-00 from C37 to C40 would significantly affect our use and improvements. C40 would no longer allow non-enclosed uses, which we now have and need. Ramona does not have enough C37 for contractors and outside storage type businesses. C40 would limit the users to Commercial Centers, which Ramona has a large over supply. A change in zoning will have significant devaluation on our property and affect our future business prospects.

This parcel was previously M54 and was down zoned to C37 in the past according to the previous owner. It is surrounded by M54 on the north and a dismantling yard on the south.

It should not be rezoned to C40. We request that Parcel 281-271-12-00 be kept C37 zoning or back to M54.

The other three parcels are currently zoned C31 but have been in nonconforming use for outside display and storage of materials, equipment and vehicles. Since they are contiguous with the C37 parcel and surrounded by other heavy commercial, outside uses, we request they be rezoned to match the C37 parcel.

Sincerely,

Carolyn Souza

Attachments: 1 aerial photo of M54 parcel, 1 aerial photo of new Caltrans bridge and rockwall-berm, 1 Fema map, 1 SD County Floodplain map.



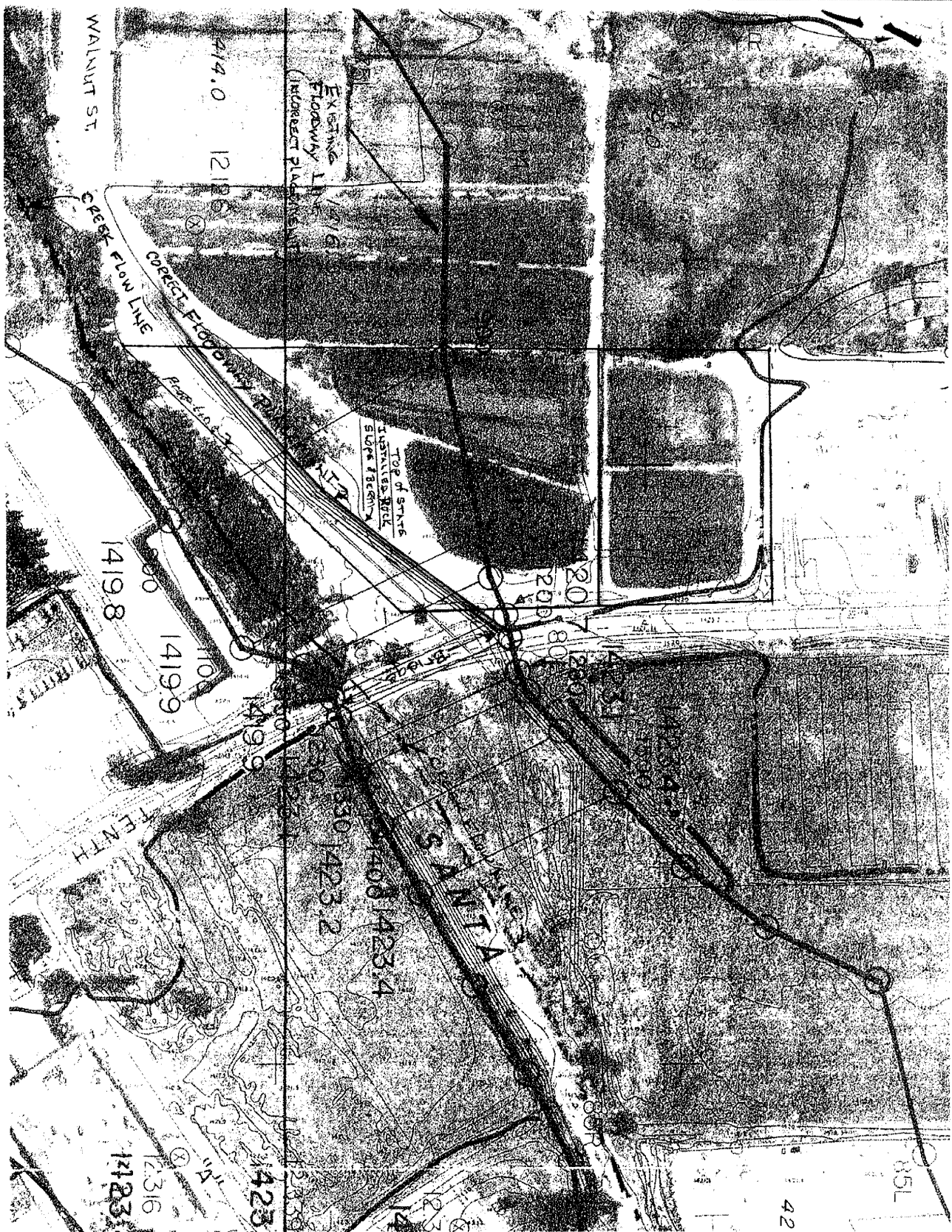
See the state installed berm and rock slope that the state put in along with extensive grading in the creek.

On the south across the creek is a multi tenant industrial business building. In past years both sides of the drives to the back, the parking, and into the large roll up doors would flood with heavy rain. That parcel is lower than our parcel. We never flooded or had any standing water.

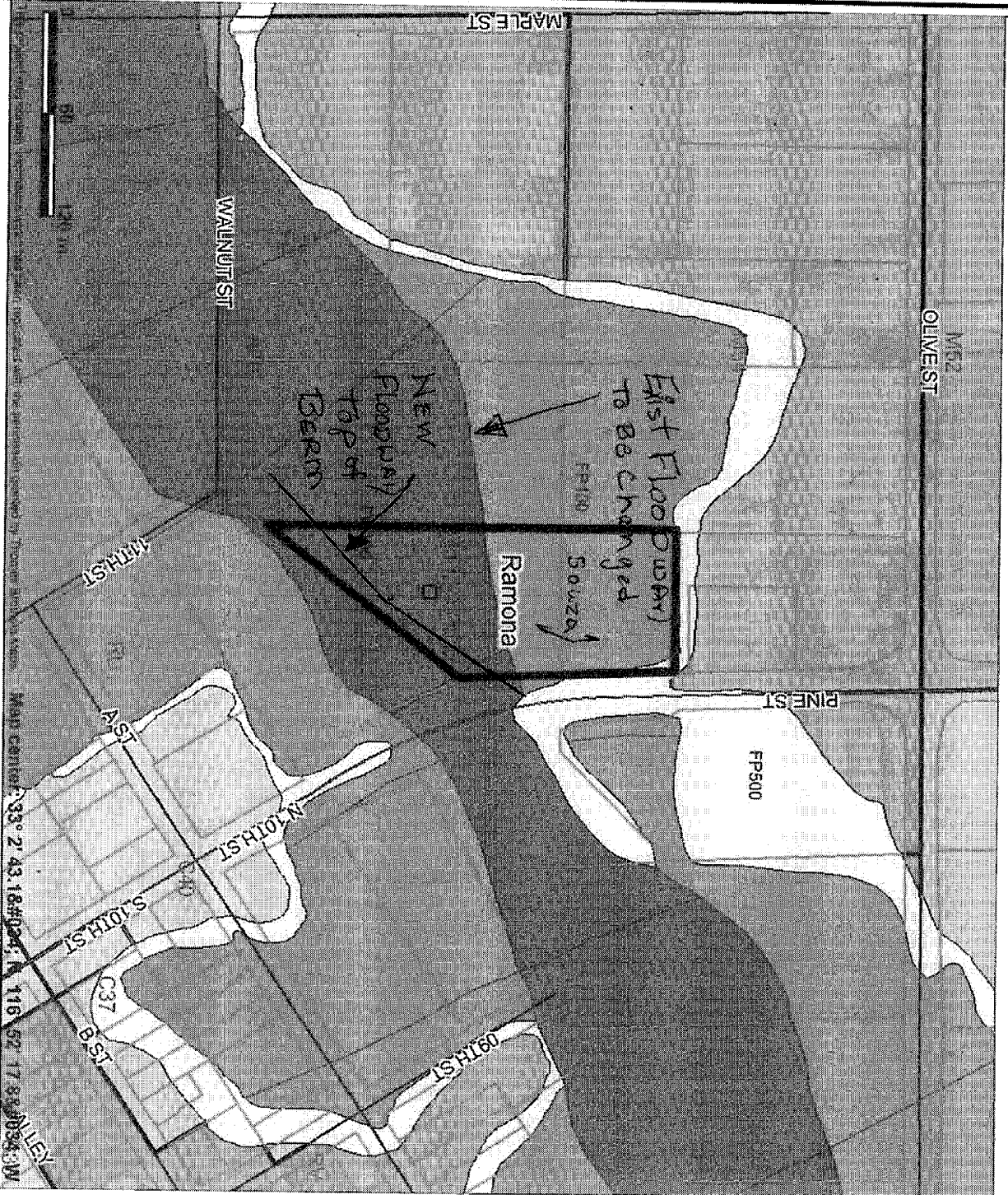
On the north the neighbors are Superior Concrete & transit mix and Amerigas-bulk propane distribution plant. Across the street is Alamo Mini Storage and EPS-building material lumberyard and fence construction business.



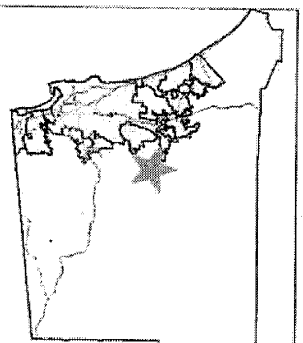
This picture shows the new state bridge and berm and rock wall they built on our property. It shows the shows the extensive grading and clearing of the "Creek". We have never had any flooding on our parcel even under the heaviest rains. Our rental and material business, and Bob Thompson's seatrain business, who shared the parcel with us is shown north of the rock wall. Thompson repaired, built, bought, sold and stored seatrains.



SOUZA: M54 parcels - Floodplain



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Legend

- ☐ Parcels with out
- ☐ County Boundary
- ☐ Highways
- ☐ Freeways
- ☐ Streets
- ☐ Water Bodies
- ☐ FEMA Flood Plains
- ☐ Flood Hazard
- ☐ 100 Year Flood Plain
- ☐ 500 Year Flood Plain
- ☐ Special Groups
- ☐ Special Groups
- ☐ Other
- ☐ Community Planning Area
- ☐ Community Planning Area
- ☐ Draft Zoning
- ☐ Agriculture
- ☐ Commercial and Office
- ☐ Industrial
- ☐ Medium Density Residential
- ☐ Single-Family Residential
- ☐ Rural Residential
- ☐ Residential - Single
- ☐ Residential - Urban
- ☐ Residential - Medium
- ☐ Suburban Residential
- ☐ Open Space
- ☐ Existing Use
- ☐ Transportation and Utility
- ☐ Limited Commercial
- ☐ Special Use Area
- ☐ Historic Area
- ☐ General Hazard
- ☐ City of San Diego's Zone
- ☐ Tribal Land
- ☐ Other

Scale: 1:3,507



Dear Sirs,

I would like to register my objection to the proposed zoning changes in the "Notice of Proposed Property Changes" letter dated May 4, 2010.

The area affected is already overtaxing the present infrastructure and making it higher density will only exacerbate the problem, not to mention causing a decline in property values of existing single-family units.

I urge that this zoning change not be considered, that the Land Use Designation in my area not be changed from 6-RES to VR-15, that the lot size not be reduced to 6000 sq ft, and that the building type not be changed from "L" to "C."

Sincerely,

Curtis Waite
2382 Primrose Ave.
Vista, CA 92083

We received a May 4, 2010 Notice of Proposed Property Changes for our property located at 8272 Winter Gardens Blvd, Lakeside, CA. Please add us to your GP Update Mailing Lists.

We strongly support the proposed property changes. We would love to improve our property by building affordable multi-units on this lot. If you would like more info, please contact us.

Property Assessor Parcel Number: 388-551-14-00

Community Planning Area: Lakeside, CA

Charles P Warner
Kimi L Warner
619-993-4766 and 619-993-3983

Mailing address:
P.O. Box 228
Rancho Santa Fe, CA 92067

Email:
kimiwarner@wehousesit.com
chuckwarner@wehousesit.com

We would like to receive by email:

General Notification/Email Newsletter – General announcement received of all GPUpdate events, including hearings, community meetings and workshops. Interest Group and Steering Committee meetings receive separate notifications (below). This list includes notification/reports of Public Hearings and Environmental Review, but does not include specific notifications to the Steering Committee and Interest Group Advisory Groups (separate lists below). Those who sign up with an E-mail address will receive a monthly newsletter with the project status.

X Email distribution only

Wright & Company

REAL ESTATE DEVELOPMENT

130 GARDEN STREET • SANTA BARBARA, CA 93101
TEL (805) 963-6565 • FAX (805) 962-7920
EMAIL: info@wrightcosb.com

Mr. Ken Discenza
Site Design Associates
ken@site-design-associates.com

May 20, 2010

Mr. Bill Schwartz
Prairie Schwartz Heidel
wschwartz@pshlawyers.com

Re: General Plan 2020 – APN 198-020-3600
Parcels A, B, C, D & E

Dear Ken & Bill:

Out lined below are the proposed uses for the entire parcel. See the map for approximate lot sizes and locations.

Parcel A: Medical clinic/critical access hospital (25 beds or less), plus related uses i.e., employee housing, medical offices (i.e., dental, physical therapy, corporate hospital offices, etc.).

Parcel B: Assisted living complex plus wellness center.

Parcel C: Age restricted senior housing and related facilities i.e., dining hall, etc.

Parcel D: Civic – a new performing arts center and cultural center (art museum, conference center, catering kitchen, college offices, class rooms, county library).

Parcel E: A live/work/retail complex. An artisen's village where they can live upstairs (very low rent), work downstairs and retail their particular product, etc. Also zoning should permit food, low cost apartment rental and/or transient occupancy in apartments. Various uses in addition to this include art and craft shows, musical events, entertainment for children – a happening place!

It is our intent that each of these parcels are to be owned and operated by non-profit institutions, for instance in the case of Parcel A, we have a written understanding with the local clinic that the family will give the needed land to the Borrego Medical Foundation for a new clinic/hospital.

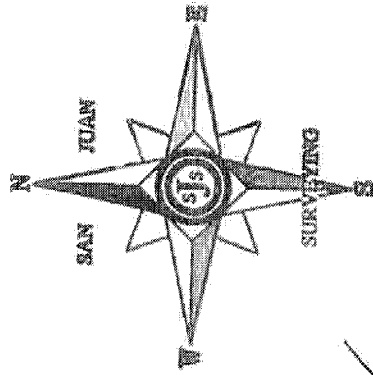
Hope this helps explain.

Cordially,



Bill Wright

PALM CANYON DRIVE



Dion B. C. Sutton

Planning & Development Consultant
1569 San Juan Drive, Friday Harbor, Washington 98250
L.S. 3025 California (360) 378-5124

TAX PARCEL 198 - 020 - 36

WRIGHT FAMILY LIVING TRUST

Dear Sir or Madame,

By means of this e mail communication I object to the "Proposed Property Changes" for parcels APN# 199-030-04-00 and APN#S 199-030-34-00 through 41-00 outlined in your letters of May 4,2010.

Thank you for your consideration,

Judith L. Yale

LAW OFFICE OF DON DETISCH

ATTORNEY AT LAW

DONALD W. DETISCH, ATTORNEY AT LAW

1010 SECOND AVENUE, SUITE 1810
SAN DIEGO, CALIFORNIA 92101

TEL: 619-515-1140

FAX: 619-235-9100

E-MAIL: Firm@detischlaw.com

June 18, 2010

VIA FAX AND EMAIL

Scott Montgomery
Chairman, Spring Valley Community Planning Group & Design Review Board
PO Box 1637
Spring Valley California 91979-1637

Members:

- | | |
|-------------------------------------|-----------------------|
| 1. Robert Eble (a) | 9. Clifton Cunningham |
| 2. Lora Lowes | 10. Willis Conley (a) |
| 3. Rodney Gibbons, Vice Chairman | 11. Vacant |
| 4. Marilyn Wilkinson, Secretary (a) | 12. Walter Lake |
| 5. Scott Montgomery, Chairman (a) | 13. Edward Woodruff |
| 6. John Eugenio | 14. Anthony Shute |
| 7. Richard Preuss | 15. Robert Decker |
| 8. Michael Daly (a) | |

**Re: County General Plan Update Zoning Consistency Review:
Reconsideration of Proposed Changes of zoning from M58
(high impact industrial) to M52 (limited industrial) at Mt.
Miguel, etc. and M58/M54 (general impact industrial) to M52
North of Jamacha Rd. between Grand & Sweetwater Ln.**

Dear Mr. Montgomery, Planning Group and Board Members:

On behalf of my client, Herman Kopf, the owner of West Coast Iron, I want to express our thanks for your reconsideration of this very important issue to Mr. Kopf and the adjacent property owners along Jamacha Road. This topic apparently did not receive a great deal of notice by the County despite the significance of this action. In correspondence received by my office the County made this comment: The alleged property specific notice was sent "in early May, announcing public review of the proposed change and the upcoming Planning Commission Hearing. The notice was not specific to the Community Planning Group meetings, but did acknowledge that the groups have involvement in the

process and it was one of the options to contact them." In any event the economic consequence to my client's property is severe.

Background: West Coast Iron is a steel fabrication company which constructs and manufactures large steel structures and is located at 9302 Jamacha Road. It is located on approximately two acres consisting of several office buildings, a large open manufacturing structure with hoisting cranes and large lift structure. The size and weight of the steel fabrications is substantial, sometimes the structure may exceed 100 feet in length and weigh many tons. The large manufacturing structure is open on the sides because of the enormous size of the structures fabricated. Candidly, this operation cannot fit within an enclosed structure as the M52 would require because of the size and weight of the fabrications. Ingress and egress to the property is through two primary points of access: one on Jamacha Road and one to the alley in the rear of the property.

Mr. Kopf came to the United States from Austria in 1969 and purchased the West Coast site in 1987. Since that time he has, through his hard work and perseverance been able to build West Coast Iron into a successful international steel fabricator. His company employs about 65 employees, a good majority of whom reside in Spring Valley.

Mr. Kopf currently has plans to improve the property by the movement of the large open manufacturing building forward, by constructing a retaining wall near the Jamacha Road frontage, by building an additional office building on the property and in general provide landscaping which will front on Jamacha Road. Copies of the proposed drawings are attached for your reference. These plans have been in formulation since at least 2006.

IMPACT of the proposed Zone Change: It should come as no surprise that we believe the proposed land use change will have a significantly negative impact on West Coast Iron's business and property and should be opposed. The proposed land change would change M54 (General impact industrial) to M52 (limited industrial impact). We believe the impetus for this change is premised on the belief that the zone change will cause the visual appearances of the properties along Jamacha to change. We think that premise is flawed.

We also think that the origination of this proposed land use change arose at a time when the economy in this country was much stronger than it is now and/or will be in the next several years.

To summarize our position and the reasons we believe that the existing zoning should remain as is follows:

1. **A DECREASE IN PROPERTY VALUE.** The proposed change from M54 to M52 will cause a negative impact on the value of my client's property. By changing the zone, the property will become nonconforming. As such the value will be decreased because of the lesser uses Mr. Kopf will be able to make of his property.

- a. **Comparable sales** are a way of determining value -- if one property with M54 use is compared to one with M52 (nonconforming use) the one without the cloud of the nonconforming use will carry more value. The nonconforming use label clouds the value of the property -- if a purchaser looking to buy Mr. Kopf's business understood he could not expand the property because of the nonconforming title, he would look elsewhere.
 - b. **Impact is immediate.** This impact of decreased property value occurs immediately --it does not have to wait to the future. If the property were rezoned and if the entire property burned to the ground for some reason Mr. Kopf would not be able to rebuild what was there. He would have to build it to the M52 standard which would mean he would be out of business.
2. **INABILITY TO USE PROPERTY.** The change from M54 to M52 would cause the existing West Coast Iron to become nonconforming. The open structure and the nature of the work would not be allowed on the site, not to mention other uses. General Industrial use type refers to industrial plants primarily engaged in manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of materials and products. Section 1620 County Code. This is exactly what West Coast Iron does. The M54 use 'allows unenclosed commercial and industrial operations having potential nuisance characteristics such as construction sales and services. The M52 use allows for industrial operations such as wholesaling, auto and truck repair and administrative and professional offices. Virtually all uses must be conducted within buildings." In essence West Coast Iron's operation does not fit with the M52 classification. This causes West Coast's use to be nonconforming. When this happens the expansion of this use become improbable if not impossible. In short if Mr. Kopf wanted to expand his operation and his use as he does, he will not be able to do so. If he is unable to expand, his ability to employ more people and make his company even stronger fails. It is clear that Mr. Kopf's use under this zone change will not allow him to use his property as he would like.
3. **INABILITY TO OBTAIN FINANCING.** If Mr. Kopf needs financing in connection with the use of his property, he may not be able to obtain it because of the nonconformity classification. If he is able to obtain financing he may incur significantly higher costs to obtain it. It is our belief that a bank would be very reluctant to finance a use which could be terminated for several reasons. There would be no guarantee as to the nonconforming use being continued.
4. **CHANGE IN USE WILL NOT AFFECT THE VISUAL APPEARANCE OF THE PROPERTIES.** During the discussions at the subcommittee meeting there was a concern expressed about the appearance of certain properties. Unfortunately, a change from M54 to M52 will not cause a change in any appearance. The property's existing zoning is proper. If there are unsightly properties then the proper method of

dealing with it is code enforcement as pointed out in the Spring Valley Community Plan (April 2, 2010). If the zone changes from M54 to M52 then there will be M52 properties that are unsightly. The position offered by the subcommittee was to involve the property owners in the process and allow them to actively participate in self policing themselves. This can be done in conjunction with the County zoning code enforcement division. Changing the laws and regulations will not have the goal and/or effect of causing the visual appearance of properties to change.

5. **THIS PROPOSED ZONE CHANGE SENDS A NEGATIVE MESSAGE TO BUSINESSES AND EMPLOYEES.** The economy in this country in the last two to three years has been the worst it has been for many years. Unemployment in California is over 12.8 % and shows no sign of improving. This recession looks like it will be long term. Placing restrictions on business at this time could not send a worst signal to business in Spring Valley and those businesses hoping to relocate in Spring Valley. Mr. Kopf employs about 65 employees ---if he wants to expand as he does then that will mean more jobs. That will mean more workers residing in Spring Valley and that will be mean more business for all of Spring Valley. It has been said that this Planning Group is business friendly and if that is the case then we believe that this proposed zoning change will not be recommended to the County. West Coast is a large manufacturing operation which has been in existence for a number of years. West Coast Iron has never had a zoning code violation and is a good neighbor and a valuable member of the Spring Valley community. West Coast Iron has always played by the rules and now for no reason others are wanting to change the zoning of its property.
6. **THIS ZONE CHANGE IS ADOPTED IT WILL OPERATE TO ELIMINATE WEST COAST'S PLANS TO IMPROVE ITS PROPERTY.** As shown by the attached drawings West Coast has plans to improve its property in a significant manner. Those plans contemplate and include an expansion of the existing use of M54. If the prepared zone change is implemented it is our belief that West Coast's plans will not be allowed since they would be considered as an expansion of a nonconforming use. The improvement of the property and its appearance will then not be implemented and there would be no real incentive to do so. In short, we believe that these proposed zone changes would be self defeating as it relates to West Coast Iron.
7. **THE SUBCOMMITTEE PROPOSAL AND CODE ENFORCEMENT.** At the subcommittee meeting a proposal which garnered support was that the zoning not be changed however there would be a self policing committee formed under the Spring Valley Chamber's Revitalization Committee. This self policing action would be undertaken by participating property and business owners to ensure that the visual appearance and related zoning code issues be dealt with through this Revitalization Group. West Coast Iron supports this proposal and believes it has great merit. West Coast Iron volunteers to be a

member of the Revitalization Group. West Coast Iron is a successful business and wants to remain so. It also wants to be a good neighbor and citizen. My client has worked hard his entire life to achieve his goals. He wants the zoning to remain as is. He wants to be able to submit his improvement plans to this Group in its Design function for review and approval.

Thank you for your consideration and the provision of your valuable time.

Sincerely,

Donald W. Detisch, Esq.

DWD: kss
Cc: client
Eric Lardy
County of San Diego,
Department of Planning and Land Use
Fax: 858-467-9314
Tina Carlson, Spring Valley Chamber of
Commerce

PETITION

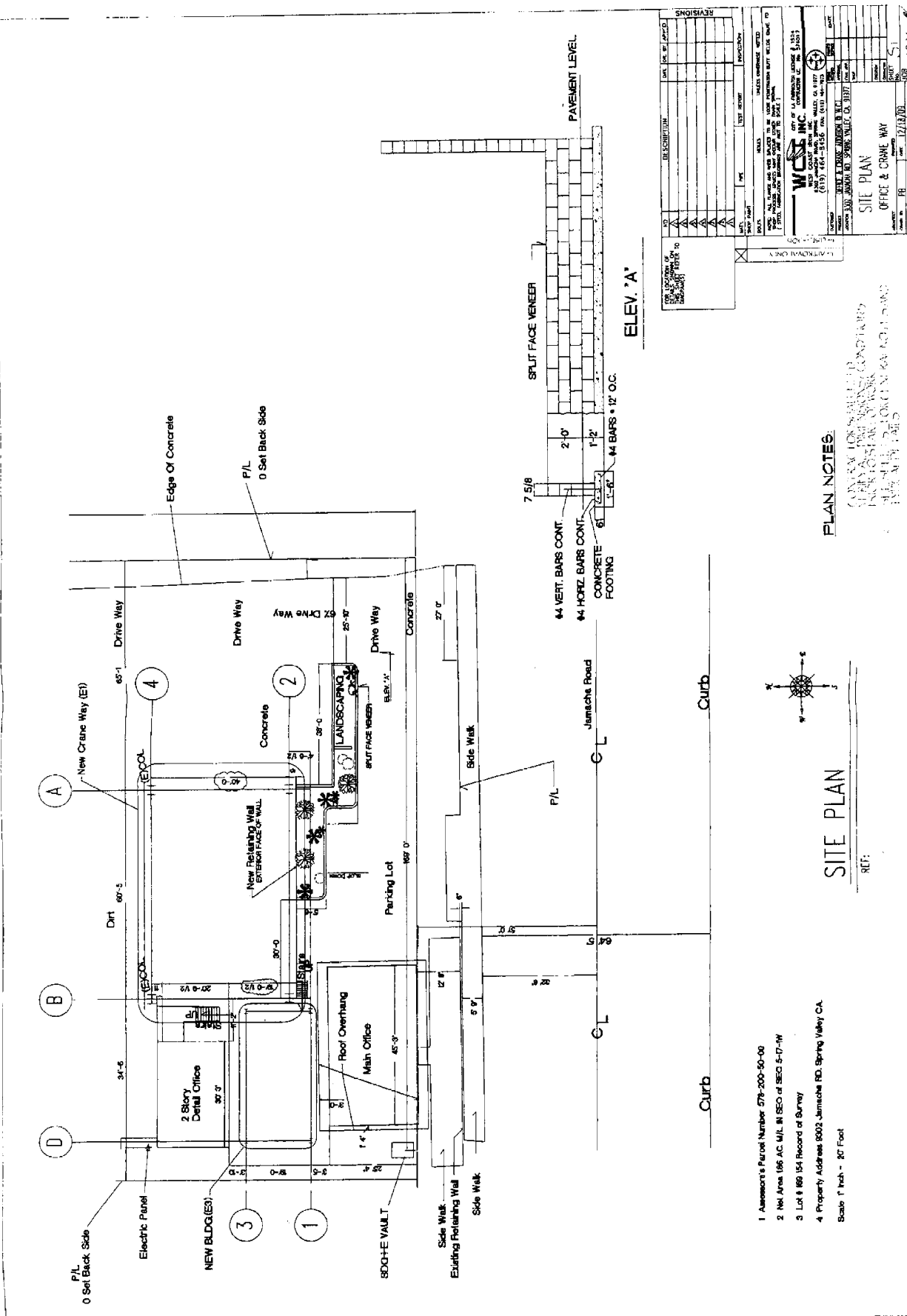
I/WE OBJECT TO THE PROPOSED LAND USE ZONE CHANGES
FROM M-58/M-54 TO M-52.

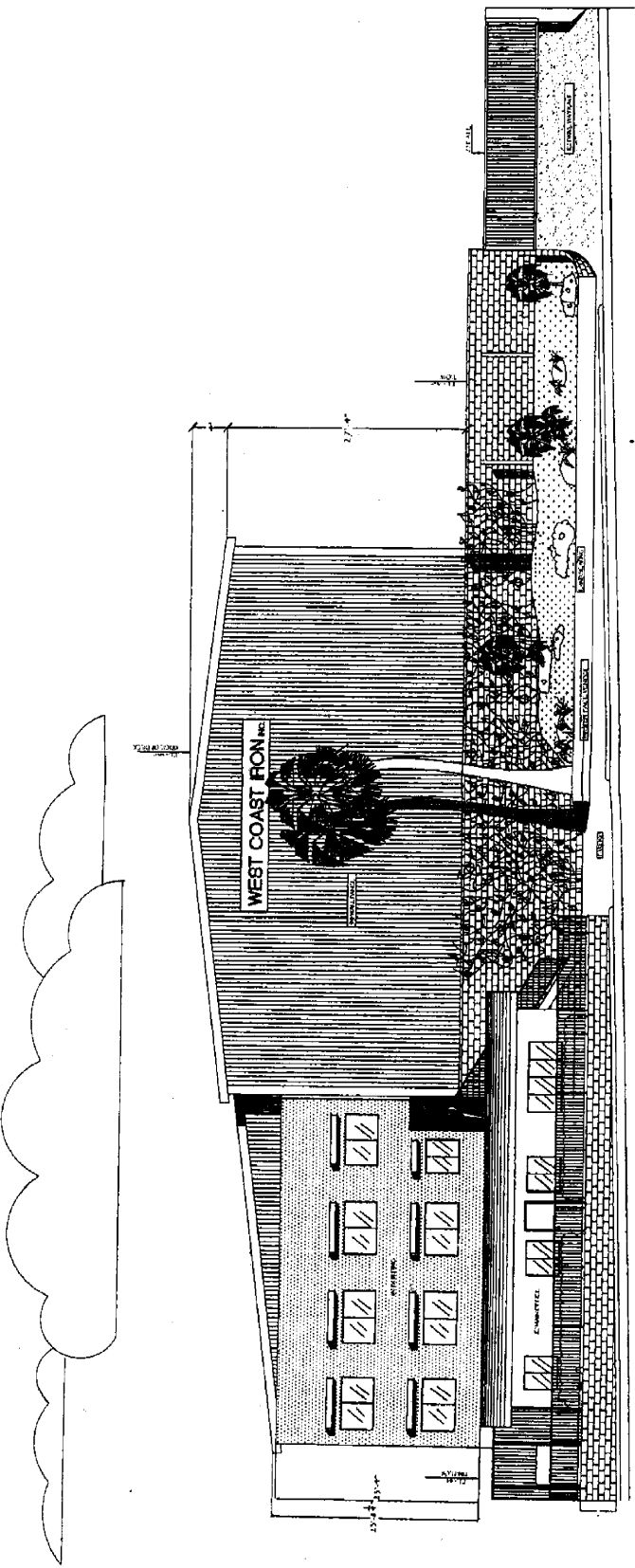
I/WE ALSO SUPPORT THE SPRING VALLEY REVITALIZATION
COMMITTEE, FORMED WITH SPRING VALLEY BUSINESS PERSONS TO
SELF-POLICE AND ENFORCE THE CURRENT ZONING CODES.

Name (Print)	Business Address	Property Owner (P.O.) or Tenant (T)	Signature	Date
Ray Cox	7270 Jarama Rd	Ray Cox	[Signature]	6/16
John Cox	9155 Jara Rd		[Signature]	6/16
John Zane	9070 Jara Rd		[Signature]	6/16
RAI Anderson	9128 JAMACHA RD.	P.O.	[Signature]	6/16
Joseph Thompson	9030 JAMACHA RD	PC	[Signature]	6/16
[Signature]	9022 JAMACHA RD	T	[Signature]	6/16
James Delmonico	1016 JAMACHA RD	P.O.	[Signature]	6/16
Benjamin Vasquez	9116 JAMACHA RD	P.O.	[Signature]	6/16
Art Tigue	9116 JAMACHA RD 1/2	T	[Signature]	6/16
Jose Riquelme	9006 JAMACHA RD	T	[Signature]	6/16
Rev Charles	1167 Sweetwater Ln	P.O.	[Signature]	6/16
Tim McFarlan	1167 Sweetwater Ln	T	[Signature]	6/16
Cher Chavez	1317 Sweetwater Ln 91477	T	[Signature]	6/16

I/WE ALSO SUPPORT THE SPRING VALLEY REVITALIZATION COMMITTEE, FORMED WITH SPRING VALLEY BUSINESS PERSONS TO SELF-POLICE AND ENFORCE THE CURRENT ZONING CODES.

[illegible]





FRONT VIEW

Lardy, Eric

From: Scott Montgomery [scottmontgomery@cox.net]
Sent: Tuesday, June 22, 2010 11:00 AM
To: Skip Flynn; Lora Lowes; Willis Conley; Walter Lake; "Scott Montgomery"; Rod Gibbons; Robert Eble; Marilyn Wilkinson; John Eugenio; Edward A. Woodruff; Bob Decker; Anthony Shute; Michael Daly; Richard Preuss; Clifton Cunningham
Cc: Lardy, Eric; Citrano, Robert
Subject: Fw: County General Plan Update Zoning Consistency Review
Attachments: County Letter RE Rezone of Property.1.2.91.pdf; Letter from Schwartz to Silverman RE Rezone of Property. 12.4.92.pdf

----- Original Message -----

From: Edward N. Benito
To: scottmontgomery@cox.net
Sent: Monday, June 21, 2010 3:42 PM
Subject: County General Plan Update Zoning Consistency Review

Dear Scott:

Thank you for taking the time to discuss my client, Willie Wilson's, objection to the proposed change of zoning of his property at 1012 Grand Ave/9396 Jamacha Road from M54 (General Impact Industrial) to M52 (Limited Industrial).

As we discussed, the proposed zoning change is inconsistent with a zoning-change agreement that the County entered into regarding Mr. Wilson's property about 20 years ago. When Mr. Wilson bought the property, he bought it specifically for its M54 zoning designation so that he could use it for his business's outside storage. In fact, to consummate the purchase, the property's seller entered into an agreement with the County whereby the County would rezone the property **from Neighborhood Commercial to General Impact Industrial** in exchange for (1) the seller's granting of various right-of-way easements over the property, (2) the seller's relinquishment of various access rights into Jamacha Road and Grand Ave., and (3) the seller's participating in the cost of traffic signal installations at various intersections in the property's vicinity. Also, as a further condition to rezoning the property, the County imposed a whole host of standards relating to the property's use and aesthetics, such as: (1) that the primary exterior walls shall be of permanent color and texture, (2) that long, blank walls facing the street are prohibited, (3) that roofs visible from off-site properties shall provide visual relief, (4) landscaping shall be consistent with the Zoning Ordinance's requirements, (5) that signage shall be limited to that necessary for business identification, and (6) that an acoustical study be submitted for the development proposal.

I have attached two documents relating to the zoning-change agreement. The first document – a 1/2/91 letter from a Deputy Director of the Dept. of Public Works the Director of the Dept. of Planning and Land Use – lays out the County's recommendation to approve the subject property's re-zoning from Neighborhood Commercial to General Impact Industrial in exchange for the owner's granting of several easements to the County and the owner's sharing in the cost of certain improvements. The second document – a 12/4/92 letter from the seller's attorney to a real-estate broker – attaches documents evidencing the County's acceptance of the rezoning change in exchange for the property-owner's cash settlement and conveyance of the easements.

Please do not hesitate to call me if you have any questions, or seek any additional information, regarding Mr. Wilson's objection.

I look forward to meeting you at the planning group hearing tomorrow.

Best regards,

Ed Benito

6/22/2010

Edward N. Benito, Esq.
Gordon & Holmes
223 West Date Street
San Diego, California 92101
619-696-0444 (phone)
619-696-1144 (fax)

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DELANEY

(DEVELOPMENT)
PATRICIA SMITH

694-2488

KIM BRAZELL
694 2728GRANVILLE M. BOWMAN
DIRECTOR
(619) 694-2212
(LOCATION CODE 750)

County of San Diego

DEPARTMENT OF PUBLIC WORKS

5555 OVERLAND AVE. SAN DIEGO, CALIFORNIA 92123-1295

COUNTY ENGINEER
COUNTY AIRPORTS
COUNTY ROAD COMMISSIONER
TRANSPORTATION OPERATIONS
COUNTY SURVEYOR
FLOOD CONTROL
LIQUID WASTE
SOLID WASTE

January 2, 1991

TO: Lauren M. Wasserman, Director
Department of Planning and Land Use (0650)
Attention: Dennis Verilli, Regional Planner
Richard Zumwalt, Associate Planner

FROM: *Brian S. Headrick*
for John S. Burke, Deputy Director
Department of Public Works (0336)

SUBJECT: Planning Case: R90-006/General Plan Amendment 90-02
Sent to us: October 8, 1990
Rezone: Jamacha Road; Grand Avenue; Birch Street,
La Presa

This letter supersedes our letter dated November 6, 1990.

Our recommendations are as follows:

- A. As conditions of granting rezone R90-006 the applicant shall:
1. Cause to be granted to the County of San Diego, an easement for road purposes that provides a right-of-way width along Grand Avenue as shown on the attached Exhibit "A" and described on Exhibit "B". The easement to be accepted for public use.
 2. Cause to be granted to the County of San Diego, an easement for road purposes that provides a right-of-way width along Jamacha Road (SA990) as shown on the attached Exhibit "A" and described on Exhibit "B". The easement to be accepted for public use.
 3. Grant an irrevocable offer to dedicate the right-of-way required to complete a thirty foot (30') wide, one-half width on the south side of the ultimate centerline, plus the right to construct and maintain slopes and drainage improvements as required beyond the thirty foot (30') limit for Birch Street, as shown on the attached Exhibit "A" and described on Exhibit "B".

Planning Case R90-006

Page 2

January 2, 1991

The grant of right-of-way/irrevocable offer to dedicate shall be free of all encumbrances or subordinated at the time of recordation.

4. Execute a lien agreement to improve Birch Street to a one-half graded width of 30 feet with Portland cement concrete curb, gutter, sidewalk, asphaltic concrete pavement over approved base, ornamental street light(s), and asphaltic concrete dike taper to existing pavement. Face of curb will be 20 feet from the centerline. This lien contract is in lieu of the immediate installation of Full Standard Street improvements.

When the developer applies for a building permit from the Department of Planning and Land Use, this Lien shall be replaced by a Secured Agreement. The agreement shall be secured by a bond, cash deposit, Instrument of Credit or Letter of Credit.

5. Participate in the cost of traffic signal installations at the intersections of (a) Jamacha Road at Grand Avenue (\$3,270); and (b) Jamacha Road at Jamacha Boulevard (\$747); and (c) Jamacha Boulevard at Whitestone Road (\$747). The amount of the developers portion of the entire cost of the signals shall be \$4,764.00. The Planning Commission hereby determines that:
 - a. The fee is to assist in financing the construction of traffic signals to mitigate this project's impact on traffic safety;
 - b. The fee will be used to contribute towards the installation of traffic signals at the intersections of (a) Jamacha Road at Grand Avenue; and (b) Jamacha Road at Jamacha Boulevard; and (c) Jamacha Boulevard at Whitestone Road;
 - c. The traffic signals will help mitigate the additional traffic impact on these intersections caused by the project;
 - d. This project will contribute additional traffic to the intersections of (a) Jamacha Road at Grand Avenue; and (b) Jamacha Road at Jamacha Boulevard; and (c) Jamacha Boulevard at Whitestone Road;

Planning Case R90-006
Page 3
January 2, 1991

- e. The fee of \$4,764.00 is based on an estimate of the percentage of traffic this project will contribute to these intersections.
- 6. Relinquish access rights onto Jamacha Road.
- 7. Relinquish access rights into Grand Avenue, except for two commercial driveways. The width and locations of driveways shall be as approved by the Director, Department of Public Works.

If you have any questions regarding this matter, please contact Joe McGuire at (619) 694-2485.

JSB:FJM:sb

Attachments

cc: R90-006 file; Bill Hoeben, DPW (0336); Zucker Systems,
9909 Huennekens Street, #120, San Diego, CA 92121; Perrian Henry,
P.O. Box 1270, Alpine, CA 92001

sb/3450

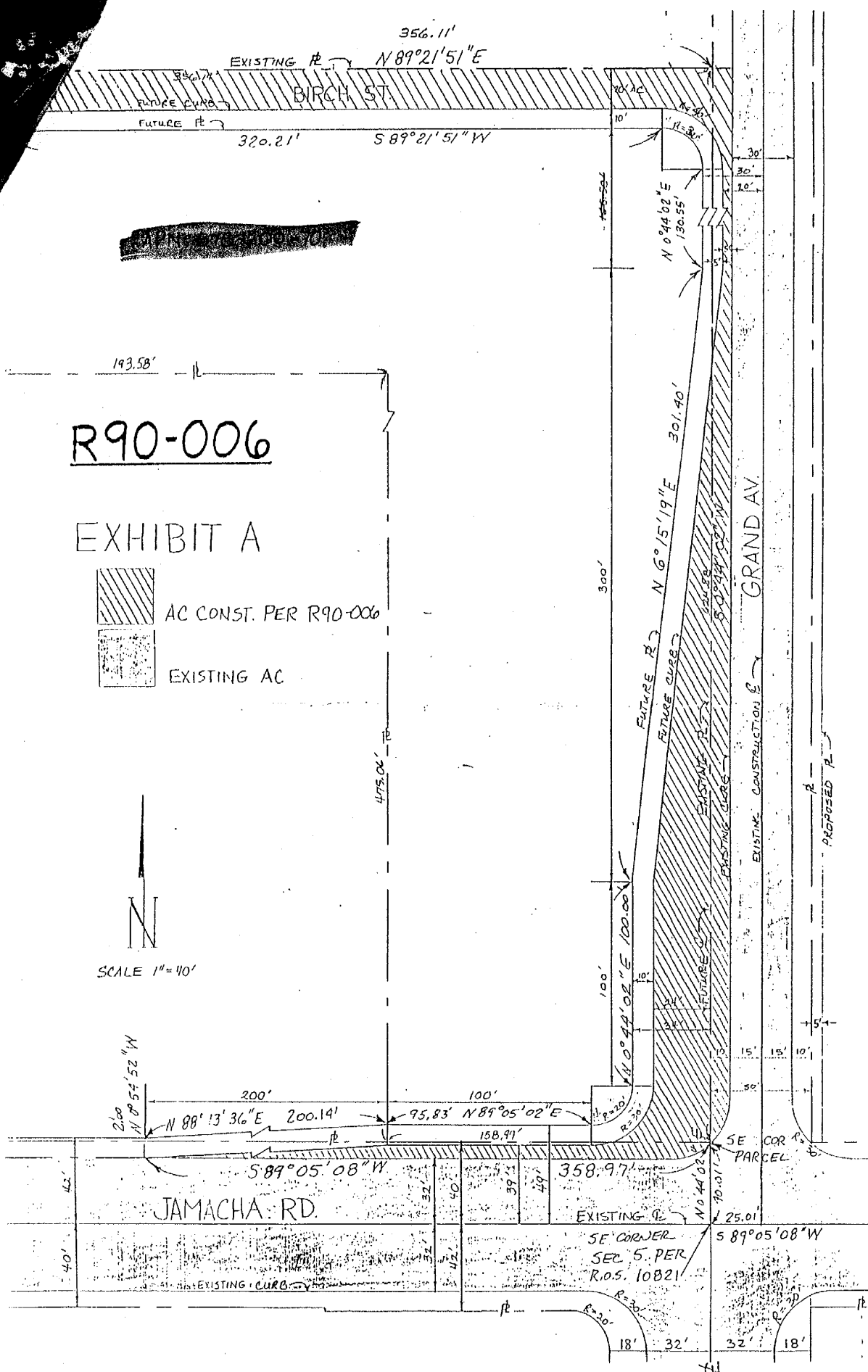
R90-006

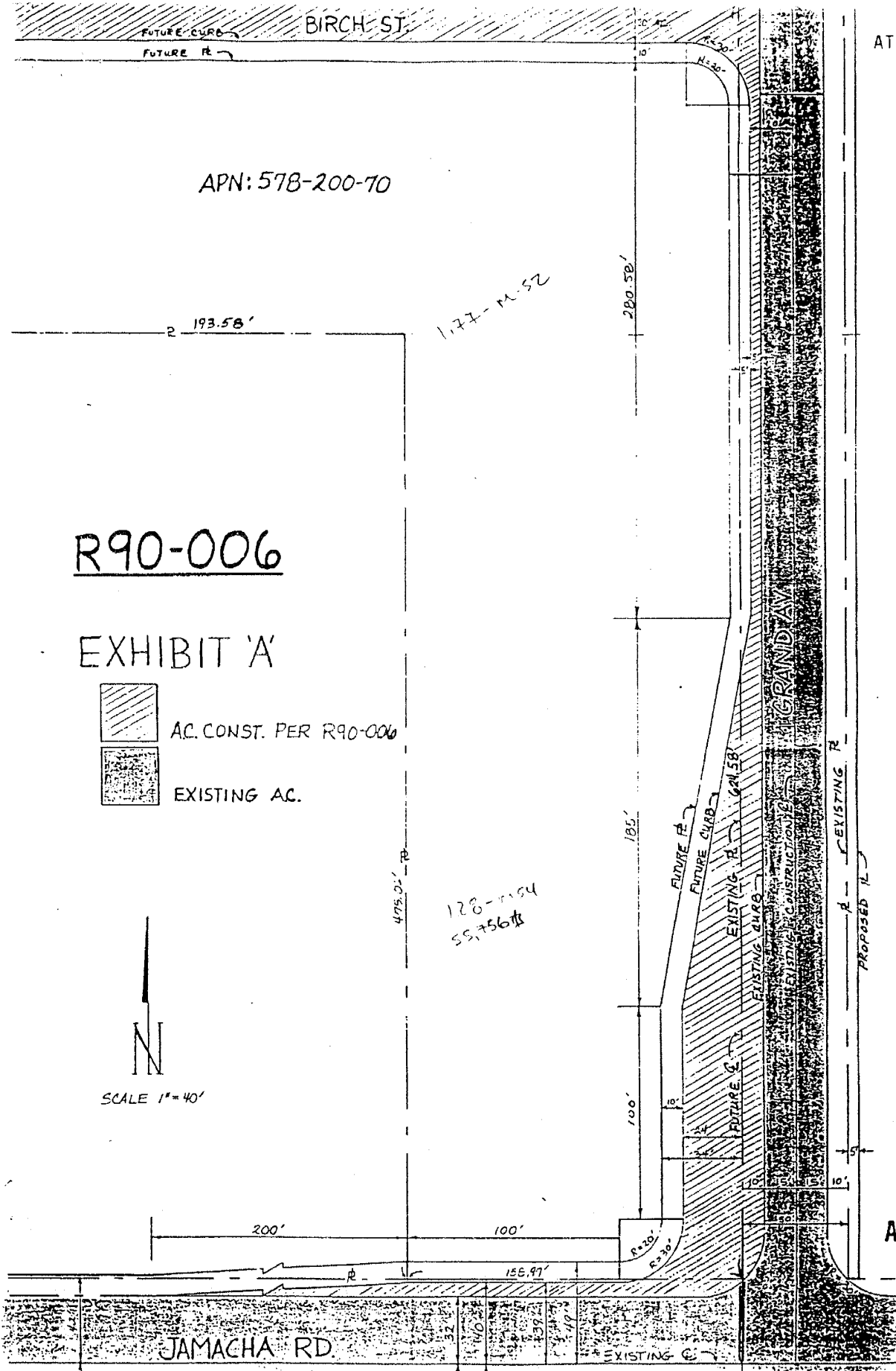
EXHIBIT A

AC CONST. PER R90-000

EXISTING AC

SCALE 1" = 110'





WORLEY, SCHWARTZ, GARFIELD & RICE

A PARTNERSHIP INCLUDING A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

1150 FIRST INTERSTATE PLAZA

401 "B" STREET

SAN DIEGO, CALIFORNIA 92101-4245

TELEPHONE: (619) 239-0815

TELEFAX: (619) 239-6854

DONALD R. WORLEY*
WILLIAM J. SCHWARTZ, JR.
TIMOTHY K. GARFIELD
ROBERT C. RICE
CHARLES V. BERWANGER
JENNIFER TREESE WILSON
JAMES P. O'NEIL
JOSEPH A. SOLOMON
SUSAN BADE HULL

*A PROFESSIONAL CORPORATION

December 4, 1992

FILE NO.

Mr. Mark Silverman
Grubb & Ellis Company
8880 Rio San Diego Drive
Suite 200
San Diego, CA 92108

Re: Tom Lewis Property in Spring Valley

Dear Mr. Silverman:

This will confirm our telephone conversation of today and transmit to you copies of the Board of Supervisors' approvals for the Lewis property in Spring Valley. The enclosures are as follows:

1. Certified copy of the Minute Order of the Board of Supervisors for November 4, 1992 showing the approval of the project by the adoption of Resolution 92-457 and the adoption of Ordinance No. 8169 (New Series).
2. Certified copy of the Resolution Adopting GPA 91-01 changing the General Plan land use designation to Industrial (15) and (16).
3. Certified copy of Ordinance No. 8169 (New Series) changing the zoning (use regulations) on the property to the M52 and M54 industrial categories, subject to the "D" Designator requirements included in the ordinance.

Coincidentally, both the General Plan Amendment and the rezoning became effective today. I am also enclosing a copy of the map of the property which was included in the environmental findings for the County approval. Hopefully this will allow you to focus on the three subareas that were impacted by the Supervisors' action.

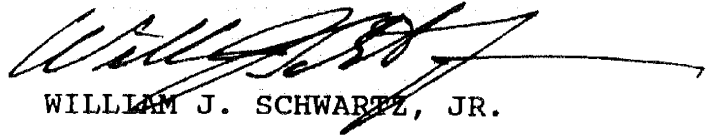
As we discussed, subareas 1 and 2 are in the M52 Industrial Zone and subarea 3 is now in the M54 Industrial Zone. I trust that the above and the enclosures will be of assistance to you in

Mr. Mark Silverman
December 4, 1992
Page 2

the marketing of this property. If you have any other questions or concerns, please do not hesitate to contact me.

Very truly yours,

WORLEY, SCHWARTZ, GARFIELD & RICE

A handwritten signature in dark ink, appearing to read 'William J. Schwartz, Jr.', with a long horizontal flourish extending to the right.

WILLIAM J. SCHWARTZ, JR.

WJS:mam
Enclosures
cc: Mr. Tom Lewis

COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
NOVEMBER 4, 1992

MINUTE ORDER NO. 2

SUBJECT: Continued Noticed Public Hearing:
Revised Report For The Final Resolution of General Plan
Amendment (GPA) 91-01 and Zone Reclassification R90-006
(Perrian Henry)
(Carryover Item From 10/14/92, Agenda No. 1)

CHIEF ADMINISTRATIVE OFFICER RECOMMENDATION:
If your Board finds the cash settlement offered by the applicant acceptable, adopt the Final Resolution approving GPA 91-01 and amending the Spring Valley Community Plan (Attachment A) and adopt the Ordinance approving zone reclassification changes (Attachment B).

DOCUMENTS:
Chief Administrative Officer's Revised Report, Board of Supervisors Document No. 753049.

ACTION:
ON MOTION of Supervisor Bailey, seconded by Supervisor MacDonald, the Board of Supervisors closed the Hearing; found the cash settlement offered by the applicant acceptable; and took action as recommended by the Chief Administrative Officer in the Revised Report for the meeting of November 4, 1992:

Adopting Resolution No. 92-457 (A Resolution of the San Diego County Board of Supervisors adopting General Plan Amendment 91-01) .

Adopting Ordinance No. 8169 (New Series) entitled:
AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN
PROPERTY WITHIN THE SPRING VALLEY COMMUNITY PLAN AREA
(REFERENCE: GPA 91-01, R90-006)

And accepted Irrevocable Offer of Dedication, Grant of Easement, and Subordination Agreement.

Ayes: Bilbray, Bailey, MacDonald
Absent: Golding, Williams

- - -

STATE OF CALIFORNIA)
County of San Diego) ss

I, ARLINE HULTSCH, Assistant Clerk of the Board of Supervisors of the County of San Diego, State of California, hereby certify that I have compared the foregoing copy with the original order adopted by said Board at a regular meeting thereof held November 4, 1992 (2), by the vote herein stated, which original order is now on file in my office; that the same contains a full, true and correct transcript therefrom and of the whole thereof.

Witness my hand and the seal of said Board of Supervisors, this 4th day of November, 1992.



ARLINE HULTSCH
Assistant Clerk of the Board of
Supervisors

By *L. Monteleone*
Lorena Monteleone, Deputy

No. 92-457

WEDNESDAY, NOVEMBER 4, 1992

ATTACHMENT A

A RESOLUTION OF THE SAN DIEGO COUNTY)
 BOARD OF SUPERVISORS ADOPTING)
GENERAL PLAN AMENDMENT (GPA) 91-01)

ON MOTION of Supervisor Bailey , seconded by Supervisor MacDonald following resolution is adopted.

WHEREAS, pursuant to Government Code Sections 65350 et seq, and Board of Supervisors Policy I-63 General Plan Amendment and Zoning Implementation Guidelines, General Plan Amendment 91-01 has been prepared, being the second amendment to the Regional Land Use Element, in the Calendar Year 1992; and

WHEREAS, pursuant to Government Code Sections 65860 et seq associated zoning reclassifications have been prepared; and

WHEREAS, General Plan Amendment 91-01 consists of the following item:

Item 1: PERRIAN HENRY REQUEST: Amending the Spring Valley Community Plan.

WHEREAS, the Department of Planning and Land Use, in that document entitled "General Plan Amendment 91-01, Report to the Planning Commission" in one volume dated November 8, 1990, has made its detailed recommendations concerning Item 1; and

WHEREAS, the Department of Planning and Land Use recommends that the Negative Declaration be approved pursuant to the California Environmental Quality Act; and

WHEREAS, the Department of Planning and Land Use considered Item 1 together with the concurrent zone reclassifications; and

WHEREAS, on November 16, 1990, and January 4, 1991 the Planning Commission, pursuant to Government Code Sections 65351 and 65353 held duly advertised public hearings on GPA 91-01; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the appropriate reports prior to making its recommendations.

WHEREAS, the Planning Commission concurs with the Department of Planning and Land Use environmental recommendations as shown in its final Resolution dated January 18, 1991; and

WHEREAS, the Planning Commission has made its recommendations concerning Item 1 in GPA 91-01, to the Board of Supervisors in the aforementioned Resolution.

11/04/92 (2)

NOV. 04 1992

General Plan Amendment 91-01

- 2 -

November 4, 1992

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors adopts and makes the environmental findings and determinations as shown in Appendix 1.

BE IT FURTHER RESOLVED that the Board of Supervisors determines that the adoption of GPA 91-01 is consistent with the goals and policies of San Diego County as expressed in the General Plan and other adopted documents.

BE IT FURTHER RESOLVED that the Board of Supervisors pursuant to Government Code Section 65356 adopts GPA 91-01 as shown in Appendix 1 and more specifically identified as shown below:

<u>APPENDIX FOR</u>	<u>TITLE</u>	<u>PAGE</u>
Item 1	Appendix 1: Spring Valley Community Plan Perrian Henry Request	
	1A: Environmental Findings	
	1B: Spring Valley Community Plan Map	

BE IT FURTHER RESOLVED that if any section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Resolution, it being hereby expressly declared that this Resolution and each section, subsection sentence, clause and phrase hereof would have been prepared, proposed, adopted, approved and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

BE IT FURTHER RESOLVED AND DIRECTED that the Department of Planning and Land Use shall send a copy of this Amendment to the General Plan to all public entities specified in Government Code Section 65352 and any other public entities that submitted comments on the proposed Amendment during its preparation.

BE IT FURTHER RESOLVED AND DIRECTED that the Clerk of the Board make available to the general public for inspection, within one working day, copies of the documents amending the General Plan, including diagrams and text, and the copies thereof be provided, upon request and payment of a reasonable cost for copying, within two working days after receipt of the request.

BE IT FURTHER RESOLVED that this Resolution and all plan amendments and other actions effected hereby shall take effect on December 4, 1992.

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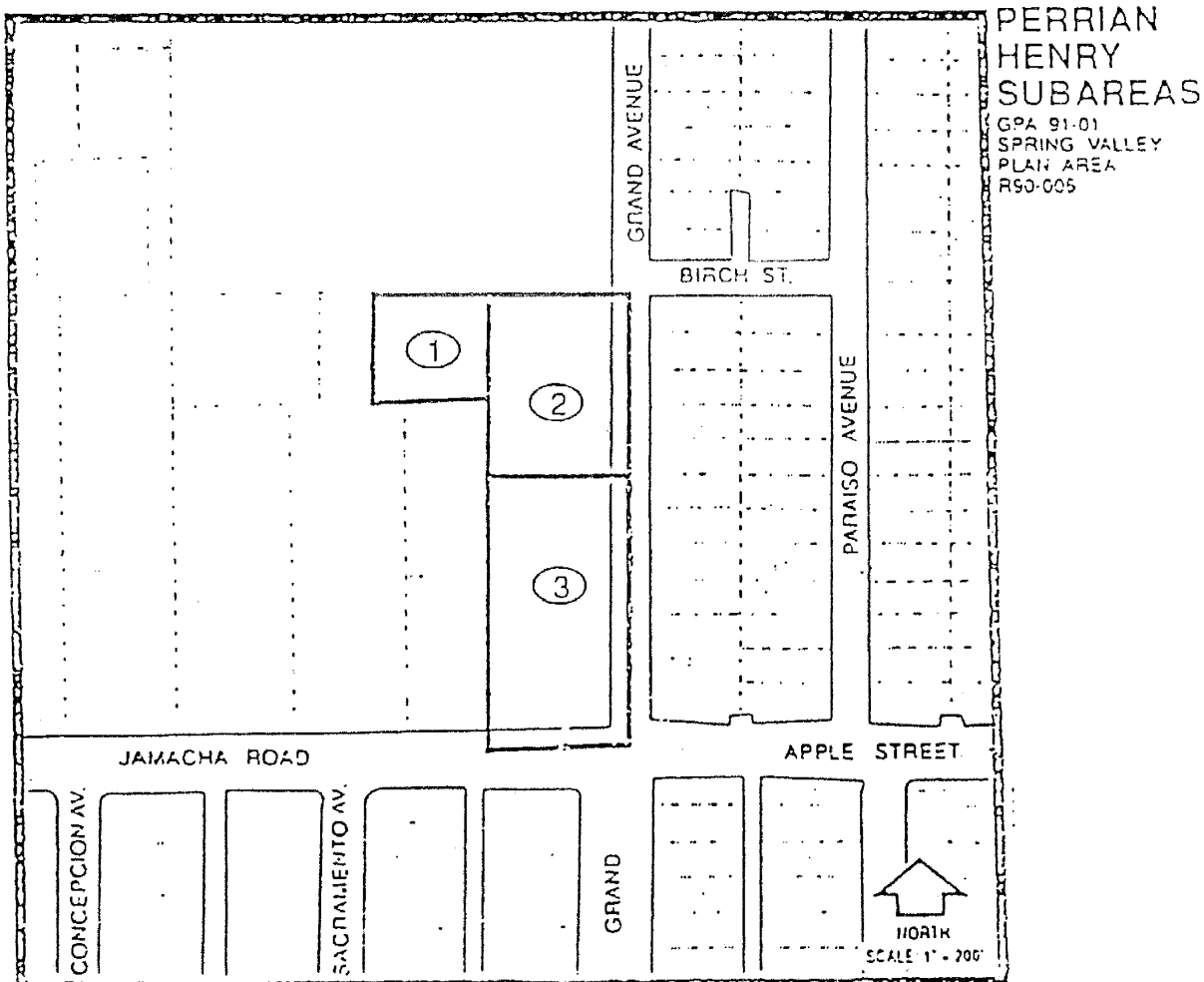
APPENDIX 1: SPRING VALLEY COMMUNITY PLAN

1A: Environmental Findings

Certify that the Negative Declaration (ND) dated October 9, 1990, has been completed in compliance with the California Environmental Quality Act (CEQA), Section 15074 (b), and find that the proposed project will not have a significant impact on the environment, and that an Environmental Impact Report (EIR) need not be prepared.

1B: Amend the Spring Valley Community Plan map as shown below:

- Subarea 1: Retain the existing (15) Limited impact Industrial Plan Designation.
- Subarea 2: Change the plan designation from (12) Neighborhood Commercial to (15) Limited Impact Industrial.
- Subarea 3: Change the plan designation from (12) Neighborhood Commercial to (16) General Impact Industrial.



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APPROVED BY THE BOARD OF SUPERVISORS
COUNTY COUNCIL

14

BY *W. J. [Signature]* 12-5-91

General Plan Amendment 91-01

- 3 -

November 4, 1992

PASSED AND APPROVED, by the Board of Supervisors of the County of San Diego, State of California, the 4th day of November, 1992 by the following vote:

AYES: Supervisors Bilbray, Bailey, and MacDonald

NOES: Supervisors None

ABSENT: Supervisors Golding and Williams

STATE OF CALIFORNIA)ss
County of San Diego)

I, THOMAS J. PASTUSZKA, Clerk of the Board of Supervisors of the County of San Diego, State of California, hereby certify that I have compared the foregoing copy with the original resolution passed and adopted by said Board, at a regular meeting thereof, at the time and by the vote herein stated, which original resolution is now on file in my office; that the same contains a full, true and correct transcript therefrom and of the whole thereof.

Witness my hand and the seal of said Board of Supervisors, this 10th day of November, 1992.



THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors

BY

Maria A. Tiscareño
Maria A. Tiscareño, Deputy

ORDINANCE NO. 8169 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY WITHIN THE SPRING VALLEY COMMUNITY PLAN AREA
REF: GPA 91-01, R90-006

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Assessor map Set identified as Document No. 753049(a), on file with the Clerk of the Board of Supervisors of the County of San Diego.

SUB-AREA NO.	STATUS	USE REGS	NEIGH BOR-HOOD REGS	ZONING									
				DEVELOPMENT REGULATIONS									
				DEN-SITY	LOT SIZE	BLDG TYPE	MAX FLOOR AREA	FLOOR AREA RATIO	HT	COVER	SET-BACK	OPEN SPACE	SPEC. AREA REGS
1	OLD	M52	S	-	-	W	-	-	J	-	P	-	B
	NEW	M52	S	-	-	W	-	-	J	-	P	-	B,D
2	OLD	C32	A	-	-	T	-	-	G	-	O	-	B
	NEW	M52	S	-	-	W	-	-	J	-	P	-	B,D
3	OLD	C32	A	-	-	T	-	-	G	-	O	-	B
	NEW	M54	T	-	-	W	-	-	J	-	P	-	B,D

Pursuant to Section 5900 et seq. of the San Diego Zoning Ordinance, the objectives and standards for applying the Special Area Designator "D" to the site is as follows:

DESIGNATOR "D" OBJECTIVES

1. Provide a high-quality industrial or mixed commercial/industrial development responsive to the redevelopment goals of the Birch Street industrial area by providing architectural features which enhance the appearance and land use compatibility of the site while minimizing adverse visual impacts of industrial use on surrounding development.
2. Minimize potential noise level increase caused by indoor and outdoor industrial activities which might impact adjacent residential land uses.
3. This "D" Designator is complimentary to and does not supersede the requirements of the "B" Special Area Regulation for Spring Valley.

STANDARDS:

1. The primary exterior wall materials shall be of permanent color and texture such as pre-cast concrete, brick, split-faced block and ribbed metal wall systems. Bright colors and highly reflective wall surfaces

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11/04/92 (2)

are prohibited, except where used as accents. Earthtones and warm, light colors shall be used if feasible.

2. Long, blank walls facing the street are prohibited. When long walls are necessary and are visible from off-site locations, provide visual relief through pilasters, reveals, color and material change, or small offsets in plan, so that no section of wall surface exceeds 60 feet in length.
3. Roofs visible from off-site properties shall provide visual relief from large, flat surfaces through variation in pitch, or variation in height of flat roofs. Roof aggregate, if used, should be earthtone in color and applied dense enough to completely cover the roof surface. Bright-colored and highly reflective roof surfaces are prohibited.
4. Landscaping shall be consistent with applicable requirements of The Zoning Ordinance and provisions of the "B" Designator.
5. Signage shall be limited to that necessary for business identification and shall be designed to be compatible with the architecture. Billboards and pole signs are prohibited. Only monument signs and signs attached flush with building walls will be allowed. Roof signs shall not project above the top of the roof or roof parapet.
6. Submit an acoustical study for any development proposal which addresses potential noise impacts so that noise mitigation measures, if necessary, can be specified and incorporated into the project design.

Section 2. Effective Date. This ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the San Diego Daily Transcript, a newspaper of general circulation published in the County of San Diego.

November 4, 1992

PASSED, APPROVED, AND ADOPTED this 4th day of November, 1992
(2).

GEORGE F. BAILEY
Chairman of the Board of Supervisors
of the County of San Diego, State of
California

The above ordinance was adopted by the following vote:

Supervisor Brian P. Bilbray	Voting "Aye"
Supervisor George F. Bailey	Voting "Aye"
Supervisor Susan Golding	is absent and not voting
Supervisor Leon L. Williams	is absent and not voting
Supervisor John MacDonald	Voting "Aye"

ATTEST my hand and the seal of the Board of Supervisors this
12th day of November, 1992.



THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors

By Maria A. Tiscareño
Maria A. Tiscareño, Deputy

Ordinance No. 8169 (NS)

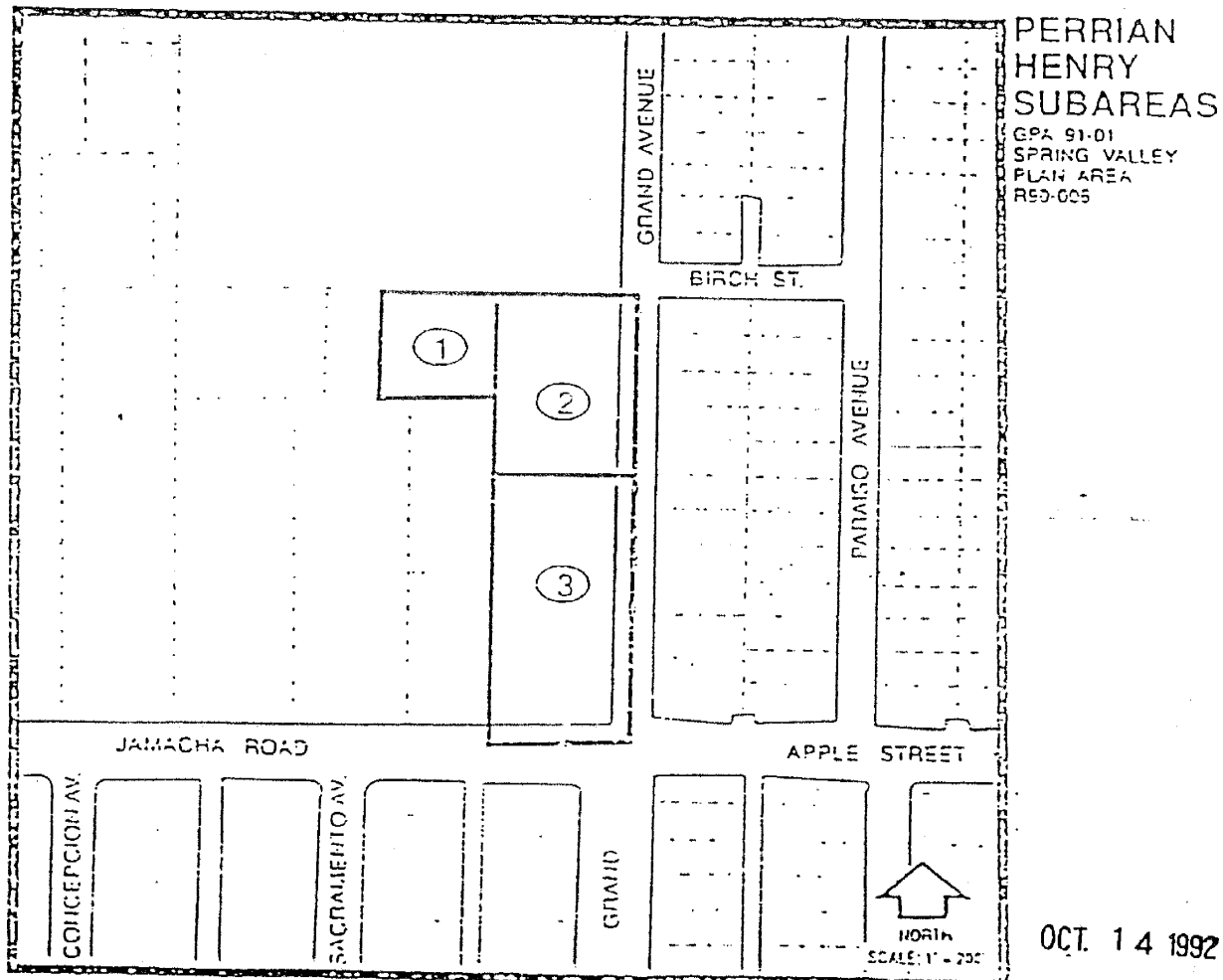
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13.

BY *W. Taylor* 12-5-91

APPENDIX 1: SPRING VALLEY COMMUNITY PLAN

1A: Environmental Findings

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